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RENTAL MARKET REPORT

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HIGHLIGHTS OF THE OCTOBER 1994 RENTAL MARKET SURVEY
Barrie Office Territory

- The vacancy rate for privately initiated row and apartments with 3 or more units in October 1994 was:

  - 1.6% in the Barrie CA;
  - 5.2% in Bracebridge;
  - 4.8% in the Collingwood CA;
  - 8.3% in Gravenhurst;
  - 8.4% in Huntsville;
  - 3.7% in the Midland CA; and
  - 2.5% in the Orillia CA.

- The vacancy rate in the Barrie CA is down from 2.8% in April and 1.8% last October.

- Average rents in the Barrie CA increased by 1.3% to 3.0%, depending on bedroom size. The rent review guideline for 1994 was 3.2%.

- Vacancies in assisted structures were down sharply from 3.7% in October 1993 to 0.8% in the Barrie CA.

- Our expectation is that the vacancy rate in the Barrie CA will increase to 2% in April 1995.

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Question habitation, comptez sur nous

January 1995

CMHC RENTAL MARKET SURVEY — BARRIE OFFICE TERRITORY
October 1994

We are pleased to provide you with the results of our semi-annual rental market survey for the Barrie Office Territory. In addition to the Barrie, Midland, Collingwood, and Orillia Census Agglomerations (CAs), the survey includes Bracebridge, Gravenhurst and Huntsville.

The rental universe includes buildings with three or more self-contained units and row structures. While vacancy rates for privately and publicly initiated units were recorded in the October 1994 survey, rents were collected for privately initiated structures only.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Bill Johnston, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 7031.

Barrett

Pat Barrett
Manager
Barrie Local Office

AWW 4772,

VACANCY RESULTS

In the past 2 years, a definite seasonal trend has emerged in the Barrie Census Agglomeration (CA) rental market. Vacancies have fallen sharply between April and October in both 1993 and 1994. The October 1994 vacancy rate of 1.6% is down from 2.8% in April. During the same period last year, the vacancy rate fell from 3.0% to 1.8%.

The seasonal trend results from students coming to the Barrie CA in the fall each year. Prior to 1993, this effect was masked by an increasing rental stock, and falling demand from other potential renters. The pace of rental completions was faster than the rate of household growth. As new units came into the market, they were not being occupied.

The rental stock has shown little change in the past 2 years, making the effect of the school year more pronounced. With few new units being added,the autumn increase in rental demand is satisfied by existing units. This has resulted in the sharp drop in vacancies between April and October.

Reflecting the demand from students, the greatest fall in vacancies was noted in the larger bedroom types. Traditionally, students are more likely to double up with others, in order to split the cost. This effect is particularly true for 1 and 2 bedroom units.

For 3 bedroom units, the key factor in October was a reduction in homebuying during the second half of 1994. With fewer home sales, the pace of renters shifting to homeownership has slowed, and the vacancy rate fell.

Vacancy rates were down in a number of other centres in the Barrie Office Territory in October. Collingwood CA, Gravenhurst, Midland CA and Orillia CA all recorded fewer vacancies. Bracebridge and Huntsville, however, recorded higher vacancy rates in the Fall of 1994.

In the assisted sector of Barrie's rental market, the vacancy rate fell from 3.7% in October 1993 to 0.8% in October 1994. Assisted units absorbed some of the household growth in the past year. With few units being constructed, growing demand has been met through vacancies in the existing stock.

VACANCY RATES
ALL PRIVATE ROW AND APARTMENTS
BARRIE OFFICE

LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	VACANT UNITS	SIZE OF UNIVERSE
Barrie CA	1.2	3.0	1.8	2.8	1.6	57	3603
Bracebridge	3.9	1.1	4.4	4.5	5.2	14	278
Collingwood CA	7.2	7.4	5.1	4.9	4.8	34	717
Gravenhurst	7.8	9.6	14.1	9.2	8.3	18	218
Huntsville	9.4	5.0	7.7	8.7	8.4	27	322
Midland CA	6.5	6.5	5.7	4.8	3.7	44	1180
Orillia CA	5.5	7.7	4.5	4.8	2.5	46	1849

VACANCY RATES BY BEDROOM TYPE
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, OCTOBER 1994

LOCATION	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
Barrie CA	2.6	1.3	1.7	1.6
Bracebridge	0.0	2.7	6.0	10.4
Collingwood CA	0.0	3.8	2.0	24.8
Gravenhurst	12.5	10.8	7.1	0.0
Huntsville	22.0	5.1	9.6	0.0
Midland CA	11.2	5.4	2.6	1.8
Orillia CA	3.9	3.3	1.3	3.8

RENTS

The gradual improvement in the rental market allowed for rent increases near the rent review guideline of 3.2% in 1994. The largest increases were recorded among the 1 and 2 bedroom units. The higher rents led to marginal increases in vacancy rates from last October. More restrained increases for bachelors and 3 bedrooms helped lead to lower vacancy rates for these units during the past year.

Newer structures experienced rent declines in 1994, as higher costs limit demand for these units. Typically, newer buildings have higher rents, as their quality is perceived as better. The rent structure generally results in more vacancies in these units. In the past year, rents in units completed after 1985 have fallen for all bedroom types, except bachelor.

AVERAGE RENTS BY BEDROOM TYPE
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, OCTOBER 1994

LOCATION	BACHELOR			1-BEDROOM			2-BEDROOM			3-BEDROOM		
	OCT93	OCT94	%CHG	OCT93	OCT94	%CHG	OCT93	OCT94	%CHG	OCT93	OCT94	%CHG
BarrieCA	$469	$475	1.3%	$569	$586	3.0%	$669	$685	2.4%	$781	$791	1.3%
Bracebridge	$369	$331	-10.3%	$486	$485	-0.2%	$582	$592	1.7%	$665	$695	4.5%
Collingwood CA	$365	$369	0.5%	$447	$469	4.9%	$558	$569	2.0%	*	$672	*
Gravenhurst	$375	$375	0.0%	$489	$489	0.0%	$567	$567	0.0%	*	*	*
Huntsville	$380	$368	-3.2%	$484	$487	0.6%	$613	$613	0.0%	$639	$737	15.3%
Midland CA	$369	$404	9.5%	$473	$508	7.4%	$566	$596	5.3%	$759	$605	-20.3%
Orillia CA	$390	$411	5.4%	$510	$517	1.4%	$607	$617	1.6%	$633	$644	1.7%

* Sample too small or not available

While rent increases were restrained in the most expensive units, vacancies continue to be greatest at the low end of the rent range. This can be attributed to vacancies in older buildings. Lower quality tends to limit demand for older units, despite the lower rents. Structures completed prior to 1940 had a vacancy rate of 3.5% in October 1994, well above the overall rate of 1.6%.

In other areas of the Barrie Office Territory, rent increases reflected local market conditions. Areas with high vacancy rates tended to experience limited increases. In Gravenhurst, unchanged rents contributed to the sharp fall in vacancies in the past year.

NEW HOUSING SUPPLY

Only 67 rental units have been completed in the Barrie Office Territory during the first 10 months of 1994. This includes 27 private units in the Barrie CA, and 40 assisted units in Gravenhurst. During the same period in 1993, there were 264 rental completions. This slowdown in construction has contributed to the emergence of the seasonal trend in vacancies during the past 2 years.

The reduction in rental construction is expected to continue into 1995, as no units are currently being constructed in the Barrie Office Territory. With no new stock, an improving local economy should lower vacancies further. The impact of the school year will remain pronounced, however.

HOUSING COMPLETIONS BY TENURE
BARRIE OFFICE, 1992-1994

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
BARRIE CA	JANUARY-DECEMBER 1992	1252	4	20	123	1399
	JANUARY-DECEMBER 1993	838	42	0	170	1050
	JANUARY-OCTOBER 1994	635	0	27	0	662
BRACEBRIDGE	JANUARY-DECEMBER 1992	83	0	0	30	113
	JANUARY-DECEMBER 1993	54	68	0	0	122
	JANUARY-OCTOBER 1994	34	0	0	0	34
COLLINGWOOD	JANUARY-DECEMBER 1992	44	0	0	80	124
	JANUARY-DECEMBER 1993	40	6	0	0	46
	JANUARY-OCTOBER 1994	30	0	0	0	30
GRAVENHURST	JANUARY-DECEMBER 1992	26	0	0	0	26
	JANUARY-DECEMBER 1993	29	0	0	31	60
	JANUARY-OCTOBER 1994	23	0	0	40	63
HUNTSVILLE	JANUARY-DECEMBER 1992	183	0	0	54	237
	JANUARY-DECEMBER 1993	73	0	0	0	73
	JANUARY-OCTOBER 1994	64	0	0	0	64
MIDLAND CA	JANUARY-DECEMBER 1993	219	2	2	40	263
	JANUARY-DECEMBER 1994	169	0	0	0	169
	JANUARY-OCTOBER 1993	167	0	0	0	167
ORILLIA CA	JANUARY-DECEMBER 1992	239	4	3	80	326
	JANUARY-DECEMBER 1993	90	56	0	143	289
	JANUARY-OCTOBER 1994	78	0	0	0	78

HOUSING STARTS BY TENURE
BARRIE OFFICE, 1992-1994

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
BARRIE CA	JANUARY-DECEMBER 1992	870	46	20	170	1106
	JANUARY-DECEMBER 1993	845	0	0	0	845
	JANUARY-OCTOBER 1994	648	0	23	0	671
BRACEBRIDGE	JANUARY-DECEMBER 1992	78	0	0	0	78
	JANUARY-DECEMBER 1993	46	0	0	0	46
	JANUARY-OCTOBER 1994	38	0	0	0	38
COLLINGWOOD	JANUARY-DECEMBER 1992	41	0	0	0	41
	JANUARY-DECEMBER 1993	31	30	0	0	61
	JANUARY-OCTOBER 1994	34	15	0	0	49
GRAVENHURST	JANUARY-DECEMBER 1992	25	0	0	31	56
	JANUARY-DECEMBER 1993	36	0	0	40	76
	JANUARY-OCTOBER 1994	24	0	0	0	24
HUNTSVILLE	JANUARY-DECEMBER 1992	80	0	0	0	80
	JANUARY-DECEMBER 1993	104	0	0	0	104
	JANUARY-OCTOBER 1994	86	0	0	0	86
MIDLAND CA	JANUARY-DECEMBER 1992	235	2	2	0	239
	JANUARY-DECEMBER 1993	155	0	0	0	155
	JANUARY-OCTOBER 1994	142	0	0	0	142
ORILLIA CA	JANUARY-DECEMBER 1992	114	4	3	147	268
	JANUARY-DECEMBER 1993	118	56	0	0	174
	JANUARY-OCTOBER 1994	103	0	1	0	104

DEMOGRAPHICS/THE ECONOMY

The Canadian economic recovery has finally reached full steam in 1994. The recovery has become more widely spread, as consumers have boosted the gains from surging exports to the U.S.. The stronger recovery has resulted in steady employment growth throughout 1994. For the first time since 1992, unemployment has fallen below the 10% level in Ontario. Despite the provincial recovery, the Toronto Census Metropolitan Area (CMA), adjacent to the Barrie area, has shown little or no employment growth in 1994.

The local housing market provided a good indication of improving consumer confidence in the first half of 1994. Low interest rates combined with an improving employment market to boost the sale of existing homes by 19%. Subsequent hikes in interest rates have slowed the pace of home sales in recent months. This slowdown is expected to continue into 1995, as interest rates will rise further in the first part of next year. The reduction in home sales should raise rental demand, since fewer renters will be shifting to homeownership.

The growth in provincial employment will result in improving household growth in 1995. This represents the end of a downward trend in the past few years. As more people find work, they will become more willing to create households. This will boost rental demand, particularly as employment improves for young people.

The prominent role of the automotive industry in the current recovery should help employment in the Barrie area. Exports of autos to the U.S. have been a major contributor to the Canadian recovery in 1994. Automobile sales have also increased domestically. Retooling at many plants have limited production gains in 1994, however. With the Canadian dollar expected to remain near US$0.72, and the American economy showing few signs of restraint, the local automotive industry should remain strong in 1995.

OUTLOOK

The vacancy rate in the Barrie CA will continue to show a seasonal trend next year, as the rate will rise to 2.0% in April 1995. Employment growth, fewer assisted vacancies, no new rental stock, and reduced homebuying will lower vacancies to 1.2% next October.

VACANCY RESULTS ACROSS CANADA

The vacancy rate of privately initiated apartment structures of three units in Canadian Census Metropolitan Areas was 4.6% in October 1994. This is unchanged from April, and down from 4.8% last October. Eastern Canada continues to experience the most vacancies in the nation, although Edmonton, at 8.9%, recorded the highest rate. Vancouver had the tightest rental market with a vacancy rate of 0.8%. Toronto (1.2%) and Windsor (1.6%) follow Vancouver.

Among Census Agglomerations, such as Barrie, the vacancy rate was 4.7% for private apartments in October. This down from 5.1% in April, but remains above the 4.2% rate recorded last October. Only Nanaimo, B.C. (1.3%) recorded a lower rate than Barrie (1.5%). Locally, other CAs include Belleville (4.1%), Guelph (1.6%), Kingston (2.9%), and Peterborough (4.6%).

Vacancy Rates For Privately Initiated Structures Three Units and Over

	OCT 93	APR 94	OCT 94
Vancouver	1.1%	1.4%	**0.8%**
Toronto	2.0%	1.8%	**1.2%**
Windsor	2.7%	2.6%	**1.6%**
Saskatoon	2.7%	4.0%	**1.8%**
Victoria	1.8%	3.0%	**1.9%**
Hamilton	2.7%	2.7%	**2.4%**
Ottawa	1.8%	2.5%	**2.6%**
Kitchener	4.3%	4.2%	**2.8%**
Regina	3.6%	4.1%	**3.2%**
Oshawa	4.6%	4.1%	**3.4%**
Thunder Bay	2.7%	4.4%	**4.1%**
London	3.8%	4.7%	**4.1%**
Sudbury	3.8%	5.1%	**4.3%**
Calgary	5.9%	6.3%	**5.1%**
Winnipeg	5.9%	5.4%	**5.6%**
St. Catharines-Niagara	4.9%	6.0%	**5.8%**
Chicoutimi-Jonquiere	6.3%	5.3%	**6.3%**
Hull	4.5%	4.7%	**6.6%**
Montréal	7.7%	6.4%	**6.8%**
Québec	6.0%	5.7%	**6.9%**
St. John's	8.8%	10.6%	**7.1%**
Halifax	6.3%	7.2%	**7.2%**
Trois Rivieres	6.5%	6.3%	**7.4%**
Sherbrooke	7.6%	6.2%	**8.0%**
Saint John	6.3%	8.7%	**8.0%**
Edmonton	6.5%	9.1%	**8.9%**
All CMA's in Canada	**4.8%**	**4.6%**	**4.6%**

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented on a private basis; and
- structures with less than three rented units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately understand the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments (in buildings with 3 or more units) and row housing projects;
- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Agglomerations (CAs), consist of smaller urban areas centred on an urbanized core with a population of at least 10,000 persons at the time of the previous Census. The extent of the area is largely defined using labour market criteria and includes a central city and surrounding areas that are closely linked to it.

In this survey, the 1991 Census boundaries as defined by Statistics Canada, have been used.

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*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units. As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units. Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1993 survey, 1991 Census boundaries, as defined by Statistics Canada, are used.

The Rental Market Survey enumeration for the Barrie Office Territory is performed by trained individuals who, on average, survey about 100 projects each over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch Office. The data is then analyzed by CMHC's National Office, who undertake appropriate weighting and editing. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. In addition, average rents have been calculated by structure size, geographic area, and number of bedrooms for both vacant and occupied units. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Bill Johnston, Market Analyst at the Toronto Branch at 416-781-2451, Ext. 7031.

VACANCY AND RENT SUMMARY TABLES

SUMMARY RESULTS, BACHELOR UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, OCTOBER 1994

	PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Barrie CA	2.2	5.2	6.9	2.7	2.6	3	114	$475
Bracebridge	8.3	0.0	0.0	0.0	0.0	0	12	$331
Collingwood CA	4.4	0.0	4.5	9.1	0.0	0	40	$369
Gravenhurst	57.1	57.1	46.2	25.0	12.5	1	8	$375
Huntsville	28.6	14.3	31.8	27.3	22.0	7	31	$368
Midland CA	16.5	2.7	12.5	2.7	11.2	4	37	$404
Orillia CA	10.3	4.7	1.9	5.5	3.9	4	104	$411

SUMMARY RESULTS, 1-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, OCTOBER 1994

	PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Barrie CA	0.9	3.3	1.6	3.1	1.3	14	1072	$586
Bracebridge	4.4	0.0	4.7	3.0	2.7	2	73	$485
Collingwood CA	7.9	8.2	3.6	8.2	3.8	10	262	$469
Gravenhurst	11.8	13.4	9.3	15.4	10.8	7	65	$489
Huntsville	4.9	4.1	4.9	4.1	5.1	7	133	$487
Midland CA	9.5	9.8	3.9	6.5	5.4	20	376	$508
Orillia CA	6.9	6.4	3.0	4.6	3.3	19	584	$517

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, OCTOBER 1994

	PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Barrie CA	1.1	3.3	1.6	2.5	1.7	31	1872	$685
Bracebridge	3.7	1.8	4.7	6.0	6.0	10	172	$592
Collingwood CA	4.1	4.8	3.6	5.4	2.0	7	345	$569
Gravenhurst	1.4	3.6	9.3	5.8	7.1	10	141	$567
Huntsville	8.6	5.0	4.6	10.6	9.6	14	143	$613
Midland CA	5.1	5.9	3.9	4.4	2.6	17	654	$596
Orillia CA	4.2	7.0	3.0	4.0	1.3	11	868	$617

SUMMARY RESULTS, 3-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, OCTOBER 1994

	PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Barrie CA	2.2	1.4	1.7	3.4	1.6	9	541	$791
Bracebridge	0.0	0.0	5.3	0.0	10.4	2	21	$695
Collingwood CA	22.7	22.7	9.5	0.0	24.8	17	70	$672
Gravenhurst	0.0	0.0	0.0	0.0	0.0	0	4	*
Huntsville	28.6	0.0	13.3	0.0	0.0	0	16	$737
Midland CA	1.0	0.9	1.7	1.8	1.8	2	111	$605
Orillia CA	5.0	13.0	12.3	7.5	3.8	11	288	$644

* Sample too small or not available
NOTE: Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW)
BARRIE OFFICE, OCTOBER 1994

LOCATION	6+APT VACANT	PRIVATE 6+ APT	6+APT VACANCY RATE	3+APT VACANT	PRIVATE 3+ APT	3+APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
Barrie CA	32	2865	1.1	49	3260	1.5	8	343	2.3
Bracebridge	9	233	3.9	12	270	4.6	*	*	*
Collingwood CA	11	504	2.3	22	666	3.3	12	51	23.5
Gravenhurst	16	176	9.1	18	200	9.0	0	18	0.0
Huntsville	19	218	8.8	25	303	8.3	2	19	10.5
Midland CA	26	899	2.9	44	1130	3.9	0	50	0.0
Orillia CA	16	1087	1.5	36	1592	2.2	10	257	3.9

* Sample too small or not available

ESTIMATED PRIVATE AND PUBLIC UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS
BARRIE OFFICE, OCTOBER 1994

LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	ASSISTED VACANT	ASSISTED UNIVERSE	ASSISTED VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANCY RATE
Barrie CA	57	3603	1.6	17	2129	0.8	74	5732	1.3
Bracebridge	14	278	5.2	0	165	0.0	14	443	3.3
Collingwood CA	34	717	4.8	0	296	0.0	34	1013	3.4
Gravenhurst	18	218	8.3	1	211	0.5	19	429	4.4
Huntsville	27	322	8.4	1	178	0.6	28	500	5.6
Midland CA	44	1180	3.7	2	372	0.5	46	1552	3.0
Orillia CA	46	1849	2.5	4	770	0.5	50	2619	1.9

NOTE: Totals and subtotals may not add up exactly due to rounding

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JULY 1994
OCTOBER 1994

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Hamilton CMA *	40724	859	2.1	43110	1023	2.4	3142	83	2.6
Kitchener CMA *	24928	701	2.8	26122	722	2.8	4185	164	3.9
London CMA *	36343	1411	3.9	39814	1639	4.1	4946	112	2.3
Oshawa CMA *	10479	349	3.3	11138	377	3.4	1782	43	2.4
Ottawa CMA (Ontario Part) *	56985	1501	2.6	60950	1595	2.6	9750	147	1.5
St. Catharines CMA *	13883	755	5.4	16663	963	5.8	1030	39	3.8
Sudbury CMA *	8475	325	3.8	10694	459	4.3	1045	22	2.1
Thunder Bay CMA *	4333	177	4.1	5318	217	4.1	227	17	7.5
Toronto CMA *	286702	3438	1.2	297970	3712	1.2	8841	129	1.5
Windsor CMA *	12768	194	1.5	14657	230	1.6	697	12	1.7
Sub-Total CMAs	**495620**	**9710**	**2.0**	**526436**	**10937**	**2.1**	**35645**	**768**	**2.2**
CAs 50,000+ Population									
Barrie CA *	2865	32	1.1	3260	49	1.5	343	8	2.3
Belleville CA *	5279	207	3.9	6014	248	4.1	112	5	4.5
Brantford CA *	3711	119	3.2	4566	140	3.1	747	19	2.5
Cornwall CA *	2137	111	5.2	3459	208	6.0	39	0	.0
Guelph CA *	6394	103	1.6	6754	107	1.6	1246	9	.7
Kingston CA *	9677	290	3.0	11295	333	2.9	316	14	4.4
North Bay CA *	2304	80	3.5	3260	150	4.6	535	25	4.7
Peterborough CA *	4070	192	4.7	5006	230	4.6	443	8	1.8
Sarnia CA *	4985	370	7.4	5465	422	7.7	1091	101	9.3
Sault Ste. Marie CA *	4003	89	2.2	4800	117	2.4	211	3	1.4
Sub-Total CAs 50,000+	**45425**	**1593**	**3.5**	**53879**	**2004**	**3.7**	**5083**	**192**	**3.8**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1994 OCTOBER 1994

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Bracebridge Town	233	9	3.9	270	12	4.6	**	**	**
Brockville CA	2040	47	2.3	2344	60	2.5	46	1	2.2
Chatham CA *	2883	115	4.0	3915	142	3.6	96	3	3.1
Cobourg CA	789	31	4.0	838	33	4.0	27	0	.0
Collingwood CA	504	11	2.3	666	22	3.3	51	12	23.5
Dunnville Town	67	1	1.5	82	2	2.7	**	**	**
Elliot Lake CA	1407	261	18.5	1423	268	18.8	343	33	9.6
Haileybury CA	203	17	8.5	371	26	7.0	**	**	**
Haldimand Town	290	0	.0	321	0	.0	**	**	**
Hawkesbury CA	414	30	7.4	633	41	6.4	**	**	**
Huntsville Town	218	19	8.8	303	25	8.3	**	**	**
Kapuskasing CA	325	37	11.5	599	61	10.1	**	**	**
Kenora CA	201	4	2.0	298	5	1.7	**	**	**
Kirkland Lake CA	457	62	13.5	925	130	14.1	**	**	**
Leamington CA *	1178	56	4.8	1270	59	4.7	29	2	6.9
Lindsay CA	1098	14	1.2	1362	22	1.6	**	**	**
Midland CA	899	26	2.9	1130	44	3.9	55	0	.0
Nanticoke City	107	2	3.0	151	6	5.6	**	**	**
Orillia CA	1087	16	1.5	1592	36	2.2	257	10	3.9
Owen Sound CA	1421	70	4.9	1872	105	5.6	**	**	**
Pembroke CA (Ontario Part)	694	10	1.4	946	17	1.7	**	**	**
Port Hope Town	311	12	3.8	319	13	4.0	**	**	**
Simcoe CA	359	7	2.0	543	11	2.0	34	0	.0
Stratford CA	1784	47	2.6	2016	58	2.9	156	0	.0
Strathroy Town	351	18	5.0	419	21	5.0	54	7	13.0
Tillsonburg CA	755	28	3.7	868	36	4.2	51	0	.0
Timmins CA	979	55	5.6	1660	113	6.8	213	19	8.9
Wallaceburg CA	383	16	4.2	464	21	4.5	97	1	1.0
Woodstock CA *	1563	35	2.2	1871	43	2.3	771	27	3.5
Sub-Total CA's etc. 10,000 to 50,000 Population	**23000**	**1056**	**4.6**	**29471**	**1432**	**4.9**	**2403**	**121**	**5.0**
Sub-Total All CAs etc.	**68425**	**2649**	**3.9**	**83350**	**3436**	**4.1**	**7486**	**313**	**4.2**
TOTAL Ontario	**564045**	**12359**	**2.2**	**609786**	**14373**	**2.4**	**43131**	**1081**	**2.5**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Sample size too small or not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	OCT	1992 APR	OCT	1993 APR	OCT	1994 APR	OCT	
Barrie	.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	2.8	1.1	Barrie
Belleville	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	3.6	3.9	Belleville
Brantford	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	.7	1.9	2.5	1.7	2.7	2.0	4.5	4.5	3.2	Brantford
Calgary*	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	6.2	5.0	Calgary*
Chicoutimi-Jonquiere*	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	5.4	6.9	Chicoutimi-Jonquiere*
Cornwall	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	3.9	5.2	Cornwall
Edmonton*	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	9.1	8.9	Edmonton*
Guelph	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	1.1	.3	.5	1.7	2.5	3.0	2.6	3.5	1.6	Guelph
Halifax*	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	7.3	7.3	Halifax*
Hamilton*	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	2.4	2.1	Hamilton*
Kingston	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	.8	1.1	1.6	2.5	1.8	3.3	2.5	3.2	3.0	Kingston
Kitchener*	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	4.2	2.8	Kitchener*
London*	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	4.7	3.9	London*
Montreal*	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	6.8	7.5	Montreal*
North Bay	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	.1	.8	.7	3.5	2.6	7.2	5.8	8.2	3.5	North Bay
Oshawa*	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	4.0	3.3	Oshawa*
Ottawa-Hull*	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	3.1	3.5	Ottawa-Hull*
Ottawa*	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	.5	1.1	.7	1.3	1.3	1.7	1.8	2.6	2.6	Ottawa*
Hull*	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	5.2	6.9	Hull*
Peterborough	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	4.2	4.7	Peterborough
Quebec City*	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	5.9	7.1	Quebec City*
Regina*	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	4.2	3.1	Regina*
St. Catharines-Niagara*	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	5.9	5.4	St. Catharines-Niagara*
St. John*	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	9.0	7.6	St. John*
St. John's*	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	9.1	10.4	6.9	St. John's*
Sarnia	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	7.7	7.4	Sarnia
Saskatoon*	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	4.0	1.8	Saskatoon*
Sault Ste. Marie	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	.8	1.5	1.7	2.2	1.9	2.7	2.3	3.2	2.2	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	8.4	6.7	8.5	Sherbrooke*
Sudbury*	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	.7	.9	.5	2.2	2.8	5.2	3.4	4.8	3.8	Sudbury*
Thunder Bay*	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	.9	1.2	.7	1.7	2.4	3.2	2.4	4.3	4.1	Thunder Bay*
Toronto*	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	1.7	1.9	2.0	2.0	1.9	1.8	1.2	Toronto*
Trois Rivieres*	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	6.6	7.8	Trois Rivieres*
Vancouver*	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	.9	2.3	2.2	2.8	1.6	2.0	1.1	1.4	.8	Vancouver*
Victoria*	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7	.2	.7	.3	1.4	.8	2.7	1.5	2.0	1.8	3.1	1.9	Victoria*
Windsor*	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	2.2	1.5	Windsor*
Winnipeg*	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	5.6	Winnipeg*
TOTAL (CMA's only)	**2.7**	**2.2**	**1.9**	**1.4**	**1.4**	**1.6**	**1.9**	**2.5**	**2.7**	**2.6**	**2.5**	**2.8**	**2.9**	**3.3**	**3.8**	**4.4**	**4.4**	**4.8**	**4.5**	**4.8**	**4.6**	**4.6**	**TOTAL (CMA's only)**

* Census Metropolitan Areas (CMA's)

*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	1992 OCT	1993 OCT	1994 OCT	
Barrie	.1	.1	.0	.2	.4	.0	.1	.2	1.7	.2	.0	.2	1.8	2.5	4.0	3.1	2.5	1.0	Barrie
Belleville	***	***	***	***	***	***	1.1	.9	1.2	1.0	.9	.4	1.0	1.1	2.0	1.3	2.4	3.3	Belleville
Brantford	1.9	1.3	.9	.6	.4	.3	.1	.1	.3	.3	.4	.3	.7	.7	1.5	2.1	3.4	2.7	Brantford
Calgary*	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	2.0	3.8	5.1	5.3	4.8	Calgary*
Chicoutimi-Jonquiere*	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	4.7	4.2	5.7	5.5	5.3	Chicoutimi-Jonquiere*
Cornwall	.5	.5	.8	1.6	.9	.8	.6	1.3	1.0	2.2	1.5	2.3	2.4	3.0	3.9	3.7	3.1	4.0	Cornwall
Edmonton*	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	2.0	3.5	3.8	6.1	8.7	Edmonton*
Guelph	.3	.2	.8	.2	.5	.2	.0	.2	.1	.1	.0	.1	.2	1.0	.3	2.2	2.2	1.5	Guelph
Halifax*	.8	.4	.7	.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	3.9	4.3	6.5	7.0	7.3	Halifax*
Hamilton*	.8	.7	.5	.5	.7	.6	.2	.5	.4	.5	.4	.4	.7	1.1	1.3	2.2	2.9	2.5	Hamilton*
Kingston	.2	.1	.6	1.1	1.5	1.2	1.5	1.0	1.1	.4	.8	.3	.8	.8	1.2	1.7	2.5	2.6	Kingston
Kitchener*	.6	.6	.4	.4	.4	.2	.4	.2	.4	.4	.5	.5	1.2	1.3	4.4	4.0	4.0	2.5	Kitchener*
London*	2.2	1.0	.9	.4	.6	.6	.9	.9	.8	1.9	2.8	2.5	2.9	2.6	3.7	3.2	3.5	3.6	London*
Montreal*	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	5.6	5.3	7.8	7.6	6.9	Montreal*
North Bay	.4	.2	.3	.1	.2	.5	.8	.3	.3	1.0	1.1	.4	1.2	.1	.6	1.8	3.8	2.2	North Bay
Oshawa*	1.3	.3	.1	.1	.2	.2	.1	.3	.2	.3	.2	.6	1.2	1.3	3.1	5.1	4.0	2.7	Oshawa*
Ottawa-Hull*	.3	.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	1.1	1.7	1.6	2.1	3.0	Ottawa-Hull*
Ottawa*	.2	.3	.8	.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	.4	.9	1.2	1.5	2.3	Ottawa*
Hull*	.6	.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	3.8	4.8	3.4	4.5	5.8	Hull*
Peterborough	.3	.3	.4	.3	1.2	.9	.9	.4	2.5	1.7	1.7	.9	1.3	1.8	2.0	2.4	3.8	3.5	Peterborough
Quebec City*	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	5.3	4.1	6.1	5.3	6.5	Quebec City*
Regina*	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	4.4	4.8	3.1	3.1	2.7	Regina*
St. Catharines-Niagara*	.9	.8	.6	.3	.6	.7	.9	.5	1.0	.8	1.0	.7	1.4	1.7	2.2	3.0	4.0	4.5	St. Catharines-Niagara*
St. John*	3.8	3.8	3.8	2.5	4.6	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	2.9	3.8	5.5	6.0	8.1	St. John*
St. John's*	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	1.3	4.0	4.5	7.5	6.0	St. John's*
Sarnia	3.1	2.6	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6	2.3	2.3	2.5	2.2	2.3	3.7	5.4	6.6	Sarnia
Saskatoon*	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	6.9	7.3	4.0	2.4	1.7	Saskatoon*
Sault Ste. Marie	2.1	1.3	1.4	.8	1.7	3.8	3.7	2.3	.5	.3	.3	.2	.6	.7	1.3	1.6	1.7	1.7	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.4	6.1	6.0	7.9	7.1	8.9	7.3	9.9	9.1	9.6	7.7	7.9	Sherbrooke*
Sudbury*	.7	.6	.8	.5	.9	.7	.8	.8	.9	.4	.6	.2	.4	.5	.8	2.2	2.7	3.3	Sudbury*
Thunder Bay*	1.0	.3	.3	.4	.7	1.6	2.2	1.6	1.5	.9	1.2	.4	.9	.6	.8	1.7	1.7	2.6	Thunder Bay*
Toronto*	.8	.6	.6	.4	.4	.1	.2	.1	.2	.1	.2	.3	.6	.7	1.3	1.8	1.7	1.1	Toronto*
Trois Rivieres*	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	7.2	7.1	7.2	6.3	7.0	Trois Rivieres*
Vancouver*	2.1	2.1	2.6	2.1	.8	.9	2.1	1.0	.9	.4	.4	.4	.8	.8	2.0	1.4	1.0	.7	Vancouver*
Victoria*	3.5	2.1	3.0	1.8	2.3	.6	1.0	.3	1.0	.3	.6	.2	.7	.3	1.3	1.4	1.6	1.8	Victoria*
Windsor*	1.1	.9	.7	.7	.5	.8	1.0	.5	.9	.6	.9	.9	1.8	1.8	3.0	2.6	2.0	1.7	Windsor*
Winnipeg*	1.0	.8	.8	.9	1.1	1.5	1.8	2.5	2.7	3.9	4.2	6.0	5.3	5.9	3.5	5.9	5.8	5.4	Winnipeg*
TOTAL (CMA's only)	**2.5**	**2.1**	**1.9**	**1.4**	**1.4**	**1.6**	**1.8**	**2.2**	**2.5**	**2.3**	**2.3**	**2.5**	**2.7**	**3.0**	**3.4**	**4.3**	**4.3**	**4.1**	**TOTAL (CMA's only)**

* Census Metropolitan Areas (CMA's)

*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	1992 OCT	1993 OCT	1994 OCT	
Barrie	***	***	***	***	***	***	.0	.0	.0	.0	.0	.4	1.9	3.8	8.9	6.4	3.9	.9	Barrie
Belleville	***	***	***	***	***	***	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	Belleville
Brantford	.1	.9	.6	1.2	.0	.0	.0	.0	.1	.0	.1	.4	1.1	.8	.5	.4	.2	1.0	Brantford
Calgary*	9.7	13.4	13.1	10.2	9.3	8.1	5.0	4.6	4.3	2.9	3.7	2.5	1.2	1.7	1.1	1.8	1.9	2.9	Calgary*
Chicoutimi-Jonquiere*	.8	.4	.4	1.0	.6	1.6	1.1	1.7	.9	.5	.3	1.1	.4	1.4	.6	1.3	2.2	1.6	Chicoutimi-Jonquiere*
Cornwall	.0	.3	.4	.0	.4	.2	.0	1.5	.0	1.6	1.2	.9	.6	.9	1.0	.3	.7	1.6	Cornwall
Edmonton*	8.8	11.9	13.2	10.5	11.1	9.5	8.2	7.5	6.7	5.5	5.7	4.9	4.4	3.7	3.9	1.9	3.4	6.4	Edmonton*
Guelph	.5	.2	3.2	1.2	1.3	1.0	.0	.1	.0	.0	.0	.0	.0	.0	.0	.0	.1	.8	Guelph
Halifax*	.4	.7	.6	.4	1.6	2.4	2.8	3.1	1.8	3.3	4.2	4.4	6.1	5.6	5.2	9.6	9.6	7.8	Halifax*
Hamilton*	.7	1.4	1.2	1.0	2.0	2.2	.1	1.4	1.0	.8	.4	.1	.6	.7	1.1	2.9	5.0	4.5	Hamilton*
Kingston	4	.0	.1	.2	.0	.6	.4	.5	.6	.3	.5	.1	.1	.7	1.3	1.1	2.6	.6	Kingston
Kitchener*	.2	.1	.1	.2	.0	.1	.0	.0	.1	.0	.1	.0	.1	1.1	.9	1.0	1.5	.6	Kitchener*
London*	3	.7	1.2	.7	.9	.1	.2	.1	.1	.0	.0	.2	.4	.1	.3	1.3	1.0	1.4	London*
Montreal*	2.0	1.8	1.4	1.3	1.4	1.8	.6	1.2	2.4	1.9	1.6	2.0	3.9	2.5	2.7	3.4	3.3	2.7	Montreal*
North Bay	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0	.3	.0	.3	.2	.1	.0	.1	North Bay
Oshawa*	.0	.0	.1	.0	.0	.1	.0	.0	.1	.0	.0	.1	.1	.2	.6	1.2	2.0	.5	Oshawa*
Ottawa-Hull*	.1	.1	.5	.5	.5	.3	.4	.5	.5	.9	.9	1.3	.9	.7	.7	.9	.7	.9	Ottawa-Hull*
Ottawa*	.0	.0	.3	.3	.4	.1	.2	.1	.4	.7	.8	1.4	1.0	.3	.3	.6	.4	.8	Ottawa*
Hull*	.2	.3	1.0	.9	1.0	.8	.9	1.6	1.2	1.3	1.2	.9	.5	2.1	2.2	1.9	2.0	1.3	Hull*
Peterborough	.0	.0	.0	.0	.2	.3	1.0	.0	.7	.3	.9	.4	.4	.3	.2	.5	.5	.1	Peterborough
Quebec City*	.3	.1	.1	.3	.3	.3	.4	.5	.9	1.2	2.1	.9	1.2	1.7	1.5	2.4	.8	3.5	Quebec City*
Regina*	1.5	.3	1.5	.8	.7	.5	.4	.3	1.0	1.3	2.3	1.0	1.2	1.1	1.0	1.0	1.3	.8	Regina*
St. Catharines-Niagara*	.4	.5	.2	.1	.1	.2	.0	.3	.2	.2	.6	.3	.6	.7	.6	1.7	1.1	1.5	St. Catharines-Niagara*
St. John*	1.6	1.5	2.4	1.1	3.3	3.4	3.9	4.6	3.4	3.2	2.2	.5	1.5	1.9	2.5	3.1	4.5	9.3	St. John*
St. John's*	.1	.3	.2	.4	.1	.2	.7	.2	1.1	1.7	1.3	1.4	1.6	.5	1.2	1.2	.4	1.9	St. John's*
Sarnia	.0	.0	.0	.5	.3	.0	.4	1.2	.7	.0	.0	.0	.6	.0	.0	.0	.1	1.4	Sarnia
Saskatoon*	2	1.5	.7	.5	.0	.9	.2	2.1	.3	.5	1.4	.9	1.1	2.4	1.3	1.3	.6	.4	Saskatoon*
Sault Ste. Marie	1.8	.8	1.0	.1	1.3	2.1	.4	1.4	.5	.2	.7	.2	.4	.1	.5	.9	.0	.1	Sault Ste. Marie
Sherbrooke*	***	***	***	.0	.1	.1	.1	1.5	.2	2.2	2.7	5.0	3.3	4.7	3.2	6.1	3.2	2.9	Sherbrooke*
Sudbury*	.1	.3	.3	.0	.7	.2	.2	.3	.1	.4	.0	.0	.0	.1	.2	.3	.5	1.5	Sudbury*
Thunder Bay*	.1	.1	.0	.0	.0	.0	.1	.4	.1	.2	.7	.0	.0	.0	.1	.4	.4	.2	Thunder Bay*
Toronto*	7	.8	.8	.7	.6	.1	.2	.0	.0	.1	.0	.1	.2	.2	.6	1.2	1.1	1.0	Toronto*
Trois Rivieres*	.3	.1	.1	.3	.0	.4	1.1	1.1	1.7	2.4	2.0	1.9	.9	2.1	4.4	6.1	3.1	3.3	Trois Rivieres*
Vancouver*	.5	1.7	.8	1.1	.4	.4	.9	.4	.5	.4	.2	.2	.2	.5	.7	.4	.5	.2	Vancouver*
Victoria*	.4	.3	.2	.7	.9	.7	.6	.1	.9	.3	.2	.1	.0	.3	.4	.6	.5	.7	Victoria*
Windsor*	1.3	1.6	.7	.5	.6	.5	.6	.1	.4	.1	.7	.8	.7	.7	1.2	1.8	1.2	2.0	Windsor*
Winnipeg*	1.0	1.1	.6	.8	.9	1.0	.8	1.2	1.8	2.4	2.5	3.8	3.8	3.7	4.4	5.2	5.7	4.6	Winnipeg*
TOTAL (CMA's only)	1.3	1.6	1.5	1.3	1.3	1.2	.9	.9	1.1	1.0	1.1	1.1	1.4	1.3	1.5	2.1	2.0	2.0	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

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LOCAL HOUSING MARKET REPORT
Produced by local market analysts, this report summarizes, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

RENTAL MARKET REPORT
This report provides current vacancy and rent statistics on a semi-annual basis of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent.

REAL ESTATE FORECAST
Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

BUILDERS' FORECAST
This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

RETIREMENT HOME SURVEY
A report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, and new construction of retirement homes are summarized annually.

CONDOMINIUM STUDY
The Condominium Study is produced annually as a supplement to the Rental Market Survey. A sample of condominium buildings are surveyed to determine the breakdown of renter-occupied and owner-occupied units, vacancy rates, and the supply available for sale or rent. The study is prepared for the Toronto CMA and information is reported by regional municipality only.

CMHC subscribes to the sustainable development theme of the federal government. Quantities of our publications are limited to market demand; updates are produced only when required; and recycled or environmentally-friendly stock and environmentally-safe inks are used wherever possible.

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October 1995

FEB 1996
University of Toronto

Barrie CA

and Bracebridge, Collingwood CA, Gravenhurst, Huntsville, Midland CA, Orillia CA

RENTAL MARKET REPORT

RAPPORT SUR LES LOGEMENTS LOCATIFS

NHA/LNH 6231

HIGHLIGHTS OF THE OCTOBER 1995 RENTAL MARKET SURVEY

Barrie Territory

- The vacancy rate for privately initiated row and apartments with 3 or more units in October 1995 was:
    - 1.3% in the Barrie CA;
    - 3.3% in Bracebridge;
    - 7.4% in the Collingwood CA;
    - 17.9% in Gravenhurst;
    - 8.0% in Huntsville;
    - 4.5% in the Midland CA; and
    - 2.5% in the Orillia CA.
- The rental market continues to tighten for the Barrie CA with the vacancy rate down from 1.8% in April and 1.6% last October.
- Average rents increased by 1.7% to 7.0% depending on bedroom size.
- The survey revealed a 0% vacancy rate in assisted structures, down from the 0.8% recorded a year earlier.
- The outlook for 1996 shows a continually tightening rental market with the Barrie CA vacancy rate decreasing to 0.8%.

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CMHC RENTAL MARKET SURVEY - BARRIE CA
October 1995

We are pleased to provide you with the results of our annual Rental Market Survey for the Barrie Census Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Privately initiated and assisted rental structures were surveyed in the October 1995 survey.

Vacancy rates for privately and publicly initiated units were recorded in the October 1995 survey. Average rents for vacant and all units were collected for privately initiated structures only.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Robert Genier, Market Analyst at the Toronto Branch at (416) 781-2451 ext. 7031.

John Jarvis
Manager
Toronto Branch

VACANCY RESULTS

A prolonged absence of new rental stock continues to squeeze the Barrie Census Agglomeration (CA) rental market. Results from the October 1995 survey indicate the vacancy rate has decreased to 1.3% for all private row and apartments. The October 1994 and April 1995 surveys showed rates of 1.6% and 1.8% respectively.

In addition, rental demand factors contributed to a tighter rental market. Mortgage rates affect tenure choice between renting or owning of households. The increase in rates of late 1994 and early 1995 resulted in a 10.1% decrease in January to September resales, compared to the previous year. With fewer tenants moving to homeownership, the vacancy rate for 2 and 3-bedrooms, often occupied by potential homeowners, decreased to 1.0% and 1.4% respectively.

Another factor is the influx of community college students in the fall. The October results generally show a marked decrease in vacancy rates from our April survey. This is especially evident in bachelor units where the rate has decreased from 6.6% in April 1995, to 1.9% presently.

Also, the assisted vacancy rate has decreased from 0.8% in 1994 to 0% in the October 1995 survey. With a slowdown of new assisted rental supply , demand for private rental structures should continue to increase.

However, other Municipalities in the Barrie Territory, with the exception of Midland, recorded higher vacancy rates. The list includes Bracebridge, Collingwood, Gravenhurst, Huntsville, and Orillia. Higher vacancy rates reflect economic circumstances in these communities.

VACANCY RATES
ALL PRIVATE ROW AND APARTMENTS
BARRIE TERRITORY

LOCATION	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE
Barrie CA	1.8	2.8	1.6	1.8	1.3	47	3639
Bracebridge	4.4	4.5	5.2	1.4	3.3	9	274
Collingwood CA	5.1	4.9	4.8	2.0	7.4	53	707
Gravenhurst	14.1	9.2	8.3	10.3	17.9	41	229
Huntsville	7.7	8.7	8.4	5.2	8.0	26	327
Midland CA	5.7	4.8	3.7	4.8	4.5	54	1191
Orillia CA	5.5	4.8	2.5	2.0	2.5	46	1855

VACANCY RATES BY BEDROOM TYPE
ALL PRIVATE ROWS AND APARTMENTS
BARRIE TERRITORY, OCTOBER 1995

LOCATION	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
Barrie CA	1.9	1.7	1.0	1.4
Bracebridge	0.0	1.4	4.8	0.0
Collingwood CA	4.4	5.3	3.5	34.7
Gravenhurst	21.4	22.9	14.9	25.0
Huntsville	10.0	7.6	7.5	11.8
Midland CA	8.1	5.8	3.9	2.7
Orillia CA	1.8	3.5	1.7	3.2

RENTS

Higher rents accompanied lower vacancy rates, offering further proof of a tighter rental market. Overall, the yearly allowable increase of 2.9%, based on rent review guidelines, was exceeded in most bedroom types in the Barrie CA. In previous years, increases were generally below the guidelines. Therefore, some catch-up occurred during 1995.

Bachelor unit rents increased from $475 to $483 representing a 1.7% increase. Household formation rates remain weak for younger people who generally occupy smaller units. However, 2-bedroom units recorded an increase of 3.6%. As mentioned, homeowners awaiting lower mortgage rates are occupying larger rental units.

AVERAGE RENTS BY BEDROOM TYPE
ALL PRIVATE ROWS AND APARTMENTS
BARRIE TERRITORY, OCTOBER 1995

LOCATION	BACHELOR			1-BEDROOM			2-BEDROOM			3-BEDROOM		
	Oct 94	Oct 95	%Chg	Oct 94	Oct 95	%Chg	Oct 94	Oct 95	%Chg	Oct 94	Oct 95	%Chg
Barrie CA	$475	$483	1.7%	$586	$605	3.2%	$685	$710	3.6%	$791	$846	7.0%
Bracebridge	$331	$380	14.8%	$485	$501	3.3%	$592	$601	1.5%	$695	$681	-2.0%
Collingwood	$369	$374	1.4%	$469	$485	3.4%	$569	$594	4.4%	$672	$658	-2.1%
Gravenhurst	$375	$374	-0.3%	$489	$499	2.0%	$567	$585	3.2%	*	*	*
Huntsville	$368	$395	7.3%	$487	$509	4.5%	$613	$640	4.4%	$737	$745	1.1%
Midland CA	$404	$395	-2.2%	$508	$508	0.0%	$596	$589	-1.2%	$605	$625	3.3%
Orillia CA	$411	$416	1.2%	$517	$527	1.9%	$617	$619	0.3%	$644	$660	2.5%

Generally, newer structures command higher rents due to better quality ammenities. As a consequence, the vacancy rate for newer structures is slightly higher than the average. The vacancy rate is also substantially higher for older structures. In this case, tenants are demonstrating a preference for modern features. The vacancy rate for structures built prior to 1940 is 4.4%.

NEW HOUSING SUPPLY

Cutbacks in past provincial budgets have resulted in very little new assisted housing completions for the Barrie CA. There has not been a completed assisted rental project since 1993. With flat house prices during the past few years, there has also been little imputus for investors to build private rental stock. There have been only 27 private rental completions since the beginning of 1994.

The reduction of government funding for assisted housing projects signifies that future rental supply must originate with the private sector. It is expected that supply will remain tight, at least in the short term.

Generally, other areas in the Barrie Territory follwed a similar path. Very few private rental completions are expected.

HOUSING COMPLETIONS BY TENURE
BARRIE TERRITORY, 1993-1995

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
BARRIE CA	JANUARY-DECEMBER 1993	838	42	0	170	1050
	JANUARY-DECEMBER 1994	732	0	27	0	759
	JANUARY-OCTOBER 1995	400	0	0	0	400
BRACEBRIDGE	JANUARY-DECEMBER 1993	54	68	0	0	122
	JANUARY-DECEMBER 1994	51	0	0	0	51
	JANUARY-OCTOBER 1995	36	0	0	0	36
COLLINGWOOD	JANUARY-DECEMBER 1993	40	6	0	0	46
	JANUARY-DECEMBER 1994	34	0	0	0	34
	JANUARY-OCTOBER 1995	50	28	2	0	80
GRAVENHURST	JANUARY-DECEMBER 1993	29	0	0	31	60
	JANUARY-DECEMBER 1994	33	0	0	40	73
	JANUARY-OCTOBER 1995	21	0	0	0	21
HUNTSVILLE	JANUARY-DECEMBER 1993	73	0	0	0	73
	JANUARY-DECEMBER 1994	78	0	0	0	78
	JANUARY-OCTOBER 1995	81	0	2	0	83
MIDLAND CA	JANUARY-DECEMBER 1993	169	0	0	0	169
	JANUARY-DECEMBER 1994	196	0	0	0	196
	JANUARY-OCTOBER 1995	94	0	0	0	94
ORILLIA CA	JANUARY-DECEMBER 1993	90	56	0	143	289
	JANUARY-DECEMBER 1994	113	0	0	0	113
	JANUARY-OCTOBER 1995	141	0	1	0	142

HOUSING STARTS BY TENURE
BARRIE TERRITORY, 1993-1995

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
BARRIE CA	JANUARY-DECEMBER 1993	845	0	0	0	845
	JANUARY-DECEMBER 1994	736	0	23	0	759
	JANUARY-OCTOBER 1995	647	0	0	0	647
BRACEBRIDGE	JANUARY-DECEMBER 1993	46	0	0	0	46
	JANUARY-DECEMBER 1994	54	0	0	0	54
	JANUARY-OCTOBER 1995	32	0	0	0	32
COLLINGWOOD	JANUARY-DECEMBER 1993	31	30	0	0	61
	JANUARY-DECEMBER 1994	45	48	0	0	93
	JANUARY-OCTOBER 1995	43	0	0	0	43
GRAVENHURST	JANUARY-DECEMBER 1993	36	0	0	40	76
	JANUARY-DECEMBER 1994	28	0	0	0	28
	JANUARY-OCTOBER 1995	20	0	0	0	20
HUNTSVILLE	JANUARY-DECEMBER 1993	104	0	0	0	104
	JANUARY-DECEMBER 1994	102	0	0	0	102
	JANUARY-OCTOBER 1995	50	0	2	0	52
MIDLAND CA	JANUARY-DECEMBER 1993	155	0	0	0	155
	JANUARY-DECEMBER 1994	159	32	0	0	191
	JANUARY-OCTOBER 1995	89	0	0	72	161
ORILLIA CA	JANUARY-DECEMBER 1993	118	56	0	0	174
	JANUARY-DECEMBER 1994	124	0	1	0	125
	JANUARY-OCTOBER 1995	100	4	0	0	104

ECONOMIC OUTLOOK

Examination of local economies is insightful in determining job growth and consumer confidence. These two factors are important determinants in the number of new households that are formed for a given area. From there, assumptions on the tenure choice of households determines demand for homeownership and rental.

Barrie's economic performance generally followed the trend set by the Canadian economy. The economic recovery of 1994 stalled in early 1995. Higher interest rates reduced consumer spending, affecting employment. Exports, which bolstered the recovery in 1994, decreased due to the weaker US economy. As a consequence, the manufacturing sector failed to produce additional employment. Higher mortgage rates reduced activity in the housing sector.

Recent decreases of interest rates, however, are expected to improve employment growth. Barrie should benefit from renewed activity south of the border, given its manufacturing base. The recent announcement of pending government layoffs may slightly counteract the employment growth in the area.

Consequently, household formation should be stable in 1996. It is expected that resales should increase by approximately 12% in 1996. Although many renters will switch to homeownership, rental demand will stay constant given the slight improvement in the employment picture for Barrie

OUTLOOK

The rental market will continue to tighten and a vacancy rate of 0.8% is expected in the October 1996 survey. A lack of new rental stock and a slight improvement in household formation rates will lower the rate

VACANCY RESULTS ACROSS CANADA

The vacancy rate of privately initiated apartment structures of three units and over in Canadian Census Metropolitan Areas was 4.3%. This is up slightly from the April 1995 rate of 4.2%, but down from last October's rate of 4.6%. Quebec and the Maritime provinces have the highest vacancy rates. St. John's recorded the highest rate at 10.8% with Edmonton also quite high at 10.2%. Toronto saw the tightest rental market at 0.8%. Saskatoon (1.0%) and Vancouver (1.2%) follow Toronto.

For Census Agglomerations (CA's), the vacancy rate was 5.1% for private apartments in the October Survey. This is down marginally from the 5.2% recorded in April 1995, but up from the 4.7% recorded last October. Prince George had the tightest rate at 1.1% with Barrie and Guelph recording 1.3% rates.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

° condominiums which are individually owned and rented on a private basis; and

° structures with less than three rented units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately understand the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

° privately initiated rental apartments in buildings containing 3 or more units;

° privately initiated rental units in row housing projects; and

° publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal / provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

Census Agglomerations (CAs), are designated for Census purposes and consist of smaller urban areas centred on an urbanized core with a population of at least 10,000 persons at the time of the previous Census. The extent of the area is largely defined using labour market criteria and includes a central city and surrounding areas that are closely linked to it.

In this survey, the 1991 Census boundaries as defined by Statistics Canada, have been used.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1993 survey, 1991 Census boundaries, as defined by Statistics Canada, are used.

The Rental Market Survey enumeration for the Barrie Territory is performed by trained individuals who, on average, survey about 100 projects each over a two-week period. Each enumerator solicits information

from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch Office. The data is then analyzed by CMHC's National Office, who undertake appropriate weighting and editing. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. In addition, average rents have been calculated by structure size, geographic area, and number of bedrooms for both vacant and occupied units. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Robert Genier, Market Analyst at the Toronto Branch at 416-781-2451, Ext. 7031.

VACANCY AND RENT SUMMARY TABLES

RY RESULTS, BACHELOR UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE TERRITORY, OCTOBER 1995

	PREVIOUS VACANCY RATES				OCTOBER 1995 SUMMARY			
LOCATION	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Barrie CA	6.9	2.7	2.6	6.6	1.9	2	124	$483
Bracebridge	0.0	0.0	0.0	8.3	0.0	0	10	$380
Collingwood	4.5	9.1	0.0	0.0	4.4	2	46	$374
Gravenhurst	46.2	25.0	12.5	6.7	21.4	3	14	$374
Huntsville	31.8	27.3	22.0	22.7	10.0	2	20	$395
Midland CA	12.5	2.7	11.2	10.0	8.1	3	38	$395
Orillia CA	1.9	5.5	3.9	2.7	1.8	2	111	$416

SUMMARY RESULTS, 1-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE TERRITORY, OCTOBER 1995

	PREVIOUS VACANCY RATES				OCTOBER 1995 SUMMARY			
LOCATION	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Barrie CA	1.5	3.1	1.3	1.5	1.7	18	1060	$605
Bracebridge	4.2	3.0	2.7	2.7	1.4	1	70	$501
Collingwood	6.0	4.8	3.8	1.9	5.3	14	266	$485
Gravenhurst	18.8	15.4	10.8	20.3	22.9	16	70	$499
Huntsville	6.5	4.1	5.1	3.9	7.6	10	131	$509
Midland CA	9.5	6.5	5.4	8.2	5.8	22	384	$508
Orillia CA	3.3	4.6	3.3	3.1	3.5	20	580	$527

NOTE: Totals and Subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE TERRITORY, OCTOBER 1995

	PREVIOUS VACANCY RATE				OCTOBER 1995 SUMMARY			
	OCTOBER	APRIL	OCTOBER	APRIL	OCTOBER	VACANT	SIZE OF	AVERAGE
LOCATION	1993	1994	1994	1995	1995	UNITS	UNIVERSE	RENT
Barrie CA	1.6	2.5	1.7	1.8	1.0	19	1,893	$710
Bracebridge	4.7	6.0	6.0	0.6	4.8	8	171	$601
Collingwood	3.6	5.4	2.0	2.2	3.5	11	325	$594
Gravenhurst	9.3	5.8	7.1	6.3	14.9	21	141	$585
Huntsville	4.6	10.6	9.6	3.2	7.5	12	159	$640
Midland CA	3.9	4.4	2.6	3.0	3.9	26	655	$589
Orillia CA	3.0	4.0	1.3	1.8	1.7	15	879	$619

SUMMARY RESULTS, 3-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE TERRITORY, OCTOBER 1995

	PREVIOUS VACANCY RATE				OCTOBER 1995 SUMMARY			
	OCTOBER	APRIL	OCTOBER	APRIL	OCTOBER	VACANT	SIZE OF	AVERAGE
LOCATION	1993	1994	1994	1995	1995	UNITS	UNIVERSE	RENT
Barrie CA	1.7	3.4	1.6	1.3	1.4	8	560	$846
Bracebridge	5.3	0.0	10.4	0.0	0.0	0	23	$681
Collingwood	9.5	0.0	24.8	3.4	34.7	24	69	$658
Gravenhurst	0.0	0.0	0.0	0.0	25.0	1	4	*
Huntsville	13.3	0.0	0.0	11.8	11.8	2	17	$745
Midland CA	1.7	1.8	1.8	1.8	2.7	3	112	$625
Orillia CA	12.3	7.5	3.8	0.0	3.2	9	281	$660

NOTE: Totals and Subtotals may not add up exactly due to rounding
* Sample too small or not available

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+,3+,AND ROW)
BARRIE TERRITORY, OCTOBER 1995

LOCATION	6+ APT VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ APT VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
Barrie CA	33	2884	1.2	42	3269	1.3	5	370	1.4
Bracebridge	8	229	3.5	9	266	3.4	*	*	*
Collingwood	14	513	2.8	30	656	4.5	*	*	*
Gravenhurst	38	190	20.0	41	211	19.4	*	*	*
Huntsville	14	221	6.3	25	308	8.1	1	19	5.3
Midland CA	36	899	4.0	52	1141	4.6	*	*	*
Orillia CA	26	1079	2.4	37	1603	2.3	9	252	3.6

* Sample too small or not available

ESTIMATED PRIVATE AND PUBLIC UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS
BARRIE TERRITORY, OCTOBER 1995

LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	ASSISTED VACANT	ASSISTED UNIVERSE	ASSISTED VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANCY RATE
Barrie CA	47	3639	1.3	1	2129	0.0	48	5769	0.8
Bracebridge	9	274	3.3	0	165	0.0	9	439	2.1
Collingwood	53	707	7.4	7	296	2.4	60	1003	5.9
Gravenhurst	41	229	17.9	4	211	1.9	45	440	10.2
Huntsville	26	327	8.0	0	178	0.0	26	505	5.1
Midland CA	54	1191	4.5	0	372	0.0	54	1563	3.5
Orillia CA	46	1855	2.5	4	770	0.5	50	2625	1.9

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1995 OCTOBER 1995

SURVEY AREA	APTS SIX UNITS AND OVER			APTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	# VACANT	VAC RATE	UNIVERSE	# VACANT	VAC RATE	UNIVERSE	# VACANT	VAC RATE
Hamilton CMA *	40872	779	1.9	43282	882	2.0	3142	101	3.2
Kitchener CMA *	24735	544	2.2	25930	567	2.2	4015	145	3.6
London CMA *	36247	1484	4.1	39674	1690	4.3	4204	126	3.0
Oshawa CMA *	10435	264	2.5	11085	294	2.7	1536	48	3.1
Ottawa CMA (Ontario Part)	56858	2184	3.8	60772	2323	3.8	9479	229	2.4
St. Catharines CMA *	13867	664	4.8	16631	862	5.2	1058	66	6.2
Sudbury CMA *	8618	427	5.0	10832	652	6.0	1058	43	4.1
Thunder Bay CMA *	4370	269	6.2	5346	334	6.2	227	5	2.2
Toronto CMA *	287727	2197	0.8	298962	2417	0.8	7987	113	1.4
Windsor CMA *	12863	207	1.6	14738	263	1.8	648	12	1.9
Sub-Total CMAs	**496592**	**9019**	1.8	**527252**	**10284**	**2.0**	**33354**	**888**	2.7
CAs 50,000+ Population									
Barrie CA *	2884	33	1.2	3269	42	1.3	370	5	1.4
Belleville CA *	5207	231	4.4	5940	277	4.7	110	6	5.5
Brantford CA *	3697	99	2.7	4552	132	2.9	744	28	3.8
Cornwall CA *	2164	202	9.3	3494	324	9.3	39	1	2.6
Guelph CA *	6371	84	1.3	6732	87	1.3	1232	11	0.9
Kingston CA *	9648	285	3.0	11242	356	3.2	317	4	1.3
North Bay CA *	2348	113	4.8	3303	183	5.5	539	25	4.6
Peterborough CA *	4063	127	3.1	5026	165	3.3	443	22	5.0
Sarnia CA *	4985	402	8	5456	465	8.5	1045	127	12.2
Sault Ste. Marie CA *	4023	119	3.0	4800	135	2.8	211	0	0.0
Sub-Total CAs 50,000+	45390	1695	3.7	53814	2166	4.0	5050	229	4.5

* CMAs, CAs, and Centres 10,000+ population surveyed prior to April 1987

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1995
OCTOBER 1995

SURVEY AREA	APTS SIX UNITS AND OVER			APTS THREE UNITS AND OVER			ROW UNITS		
CAs and CENTRES 10,000 to 50,000 Population	UNIVERSE	# VACANT	VAC RATE	UNIVERSE	# VACANT	VAC RATE	UNIVERSE	# VACANT	VAC RATE
Bracebridge Town	229	8	1.2	266	9	3.4	8	0	0.0
Brockville CA	2065	88	4.3	2376	107	4.5	46	0	0.0
Chatham CA *	2895	127	4.4	3925	152	3.9	60	5	8.3
Cobourg CA	782	26	3.4	831	28	3.4	28	0	0.0
Collingwood CA	513	14	2.8	656	30	4.5	51	23	45.1
Dunnville Town	67	0	0.0	82	0	0.0	6	0	0.0
Elliot Lake CA	1274	124	9.7	1290	133	10.3	225	50	22.2
Haileybury CA	203	9	4.4	382	17	4.6	0	0	0.0
Haldimand Town	287	2	0.7	317	2	0.6	0	0	0.0
Hawkesbury CA	421	36	8.6	650	48	7.5	12	1	8.3
Huntsville Town	221	14	6.3	308	25	8.1	19	1	5.3
Kapuskasing CA	345	47	13.6	637	68	10.7	0	0	0.0
Kenora CA	216	10	4.6	337	13	3.9	24	0	0.0
Kirkland Lake CA	458	64	14.0	909	134	14.7	0	0	0.0
Leamington CA *	1152	66	5.8	1244	74	6.0	53	2	3.8
Lindsay CA	1098	40	3.6	1361	55	4.0	9	0	0.0
Midland CA	899	36	4.0	1141	52	4.6	50	2	4.0
Nanticoke City	106	6	5.7	150	14	9.2	0	0	0.0
Orillia CA	1079	26	2.4	1603	37	2.3	252	9	3.6
Owen Sound CA	1426	92	6.4	1872	128	6.8	37	5	13.5
Pembroke CA (Onto	699	39	5.5	934	44	4.7	28	0	0.0
Port Hope Town	312	37	11.9	320	37	11.6	19	0	0.0
Simcoe CA	359	12	3.4	543	23	4.2	34	0	0.0
Stratford CA	1770	55	3.1	1993	66	3.3	69	0	0.0
Strathroy Town	350	31	8.9	426	33	7.8	50	4	8.0
Tillsonburg CA	759	39	5.2	873	45	5.1	41	0	0.0
Timmins CA	968	35	3.6	1644	84	5.1	203	8	3.9
Wallaceburg CA	383	34	8.9	465	37	8.0	93	4	4.3
Woodstock CA *	1701	71	4.2	2007	86	4.3	741	44	5.9
Sub-Total CA's etc. 10,000 to 50,000	23037	1188	5.2	29542	1581	5.4	2225	109	4.9
Sub-Total All CAs etc.	68427	2883	4.2	83356	3747	4.5	7275	338	4.6
TOTAL Ontario	565019	11902	2.1	610608	14032	2.3	40629	1226	3.0

* CMAs, CAs, and Centres 10,000+ population surveyed prior to April 1987

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1984 APR	1984 OCT	1985 APR	1985 OCT	1986 APR	1986 OCT	1987 APR	1987 OCT	1988 APR	1988 OCT	1989 APR	1989 OCT	1990 APR	1990 OCT	1991 APR	1991 OCT	1992 APR	1992 OCT	1993 APR	1993 OCT	1994 APR	1994 OCT	1995 APR	1995 OCT
Barrie	0.1	0.1	0.0	0.2	0.4	0.0	0.1	0.2	1.9	0.2	0.0	0.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	2.8	1.1	1.3	1.0
Belleville	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	0.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	3.6	3.9	4.2	4.4
Brantford	2.5	1.5	1.0	0.4	0.5	0.3	0.1	0.2	0.4	0.4	0.5	0.3	0.5	0.7	1.9	2.5	1.7	2.7	2.0	4.5	4.5	3.2	4.0	2.7
Calgary*	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	6.2	5.0	4.6	3.6
Chicoutimi-Jonquiere*	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	5.4	6.9	5.7	6.9
Cornwall	1.0	0.6	1.2	2.8	1.3	1.2	0.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	3.9	5.2	5.9	9.3
Edmonton*	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	9.1	8.9	10.2	10.2
Guelph	0.3	0.2	0.6	0.1	0.4	0.1	0.0	0.2	0.1	0.1	0.0	0.1	0.2	1.1	0.3	0.5	1.7	2.5	3.0	2.6	3.5	1.6	2.1	1.3
Halifax*	0.9	0.4	0.7	0.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	7.3	7.3	7.3	7.8
Hamilton*	0.9	0.5	0.4	0.4	0.5	0.3	0.3	0.3	0.3	0.4	0.4	0.5	0.7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	2.4	2.1	2.1	1.9
Kingston	0.1	0.1	0.7	1.3	1.8	1.3	1.7	1.1	1.2	0.4	0.9	0.3	0.9	0.8	1.1	1.6	2.5	1.8	3.3	2.5	3.2	3.0	3.8	3.0
Kitchener*	0.7	0.6	0.4	0.4	0.4	0.2	0.4	0.2	0.5	0.4	0.5	0.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	4.2	2.8	2.6	2.2
London*	2.4	1.0	0.9	0.4	0.5	0.7	1.0	1.0	0.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	4.7	3.9	3.8	4.1
Montreal*	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	6.8	7.5	6.2	6.8
North Bay	0.5	0.3	0.4	0.2	0.3	0.7	1.1	0.4	0.4	1.4	1.5	0.4	1.7	0.1	0.8	0.7	3.5	2.6	7.2	5.8	8.2	3.5	7.0	4.8
Oshawa*	1.5	0.3	0.1	0.1	0.2	0.2	0.1	0.3	0.3	0.4	0.2	0.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	4.0	3.3	2.4	2.5
Ottawa-Hull*	0.3	0.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	3.1	3.5	3.9	4.8
Ottawa*	0.3	0.3	0.9	0.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	0.5	1.1	0.7	1.3	1.3	1.7	1.8	2.6	2.6	3.4	3.8
Hull*	0.7	0.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	5.2	6.9	6.0	8.7
Peterborough	0.4	0.4	0.6	0.4	1.5	1.1	0.9	0.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	4.2	4.7	4.3	3.1
Quebec City*	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	5.9	7.1	5.6	6.2
Regina*	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	4.2	3.1	3.1	2.0
St. Catharines-Niagara*	1.0	0.8	0.6	0.3	0.7	0.8	1.0	0.5	1.2	1.0	1.1	0.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	5.9	5.4	4.7	4.8
St. John*	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	9.0	7.6	8.6	8.6
St. John's*	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	9.1	10.4	6.9	9.1	11.1
Sarnia	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	7.7	7.4	8.5	8.1
Saskatoon*	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	4.0	1.8	2.2	1.0
Sault Ste. Marie	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	0.5	0.3	0.2	0.2	0.7	0.8	1.5	1.7	2.2	1.9	2.7	2.3	3.2	2.2	2.1	3.0
Sherbrooke*	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	8.4	6.7	8.5	6.5	6.8
Sudbury*	0.9	0.8	1.0	0.6	1.0	0.9	1.1	1.0	1.2	0.3	0.8	0.3	0.5	0.7	0.9	0.5	2.2	2.8	5.2	3.4	4.8	3.8	5.8	5.0
Thunder Bay*	1.4	0.4	0.4	0.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	0.6	1.4	0.9	1.2	0.7	1.7	2.4	3.2	2.4	4.3	4.1	6.0	6.2
Toronto*	0.8	0.6	0.5	0.4	0.3	0.1	0.1	0.1	0.2	0.2	0.2	0.3	0.7	0.9	1.5	1.7	1.9	2.0	2.0	1.9	1.8	1.2	1.0	0.8
Trois Rivieres*	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	6.6	7.8	7.5	7.8
Vancouver*	2.4	2.2	2.8	2.2	0.9	0.9	2.3	1.1	1.0	0.4	0.5	0.4	0.9	0.9	2.3	2.2	2.8	1.6	2.0	1.1	1.4	0.8	1.3	1.1
Victoria*	3.7	2.2	3.3	1.9	2.4	0.6	1.1	0.4	1.0	0.3	0.7	0.2	0.7	0.3	1.4	0.8	2.7	1.5	2.0	1.8	3.1	1.9	4.2	3.5
Windsor*	1.0	0.7	0.7	0.7	0.5	1.0	1.1	0.7	1.1	0.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	2.2	1.5	1.1	1.6
Winnipeg*	1.0	0.8	0.9	0.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	5.6	4.6	5.3
TOTAL (CMA's only)	**2.7**	**2.2**	**1.9**	**1.4**	**1.4**	**1.6**	**1.9**	**2.6**	**2.7**	**2.6**	**2.5**	**2.8**	**2.9**	**3.3**	**3.8**	**4.4**	**4.4**	**4.8**	**4.5**	**4.8**	**4.6**	**4.6**	**4.2**	**4.3**

*Census Metropolitan Areas (CMA'S)

*** Data Not Available

VACANCY RATES IN APARTMENTS STRUCTURES OF SIX UNITS AND OVER (PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991	1992	1993	1994	1995	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	OCT	OCT	OCT	
Barrie	***	***	***	***	***	***	0.0	0.0	0.0	0.0	0.0	0.4	1.9	3.8	8.9	6.4	3.9	0.9	0.1	Barrie
Belleville	***	***	***	***	***	***	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.7	Belleville
Brantford	0.1	0.9	0.6	1.2	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.4	1.1	0.8	0.5	0.4	0.2	1.0	2.0	Brantford
Calgary*	9.7	13.4	13.1	10.2	9.3	8.1	5.0	4.6	4.3	2.9	3.7	2.5	1.2	1.7	1.1	1.8	1.9	2.9	2.1	Calgary*
Chicoutimi-Jonquiere*	0.8	0.4	0.4	1.0	0.6	1.6	1.1	1.7	0.9	0.5	0.3	1.1	0.4	1.4	0.6	1.3	2.2	1.6	2.2	Chicoutimi-Jonquiere*
Cornwall	0.0	0.3	0.4	0.0	0.4	0.2	0.0	1.5	0.0	1.6	1.2	0.9	0.6	0.9	1.0	0.3	0.7	1.6	2.5	Cornwall
Edmonton*	8.8	11.9	13.2	10.5	11.1	9.5	8.2	7.5	6.7	5.5	5.7	4.9	4.4	3.7	3.9	1.9	3.4	6.4	8.8	Edmonton*
Guelph	0.5	0.2	3.2	1.2	1.3	1.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.8	0.2	Guelph
Halifax*	0.4	0.7	0.6	0.4	1.6	2.4	2.8	3.1	1.8	3.3	4.2	4.4	6.1	5.6	5.2	9.6	9.6	7.8	8.3	Halifax*
Hamilton*	0.7	1.4	1.2	1.0	2.0	2.2	0.1	1.4	1.0	0.8	0.4	0.1	0.6	0.7	1.1	2.9	5.0	4.5	3.1	Hamilton*
Kingston	0.4	0.0	0.1	0.2	0.0	0.6	0.4	0.5	0.6	0.3	0.5	0.1	0.1	0.7	1.3	1.1	2.6	0.6	1.6	Kingston
Kitchener*	0.2	0.1	0.1	0.2	0.0	0.1	0.0	0.0	0.1	0.0	0.1	0.0	0.1	1.1	0.9	1.0	1.5	0.6	0.9	Kitchener*
London*	0.3	0.7	1.2	0.7	0.9	0.1	0.2	0.1	0.1	0.0	0.0	0.2	0.4	0.1	0.3	1.3	1.0	1.4	1.4	London*
Montreal*	2.0	1.8	1.4	1.3	1.4	1.8	0.6	1.2	2.4	1.9	1.6	2.0	3.9	2.5	2.7	3.4	3.3	2.7	2.1	Montreal*
North Bay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.3	0.0	0.3	0.2	0.1	0.0	0.1	0.1	North Bay
Oshawa*	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.1	0.1	0.2	0.6	1.2	2.0	0.5	0.4	Oshawa*
Ottawa-Hull*	0.1	0.1	0.5	0.5	0.5	0.3	0.4	0.5	0.5	0.9	0.9	1.3	0.9	0.7	0.7	0.9	0.7	0.9	0.9	Ottawa-Hull*
Ottawa*	0.0	0.0	0.3	0.3	0.4	0.1	0.2	0.1	0.4	0.7	0.8	1.4	1.0	0.3	0.3	0.6	0.4	0.8	0.9	Ottawa*
Hull*	0.2	0.3	1.0	0.9	1.0	0.8	0.9	1.6	1.2	1.3	1.2	0.9	0.5	2.1	2.2	1.9	2.0	1.3	1.2	Hull*
Peterborough	0.0	0.0	0.0	0.0	0.2	0.3	1.0	0.0	0.7	0.3	0.9	0.4	0.4	0.3	0.2	0.5	0.5	0.1	0.3	Peterborough
Quebec City*	0.3	0.1	0.1	0.3	0.3	0.3	0.4	0.5	0.9	1.2	2.1	0.9	1.2	1.7	1.5	2.4	0.8	3.5	2.6	Quebec City*
Regina*	1.5	0.3	1.5	0.8	0.7	0.5	0.4	0.3	1.0	1.3	2.3	1.0	1.2	1.1	1.0	1.0	1.3	0.8	0.3	Regina*
St. Catharines-Niagara*	0.4	0.5	0.2	0.1	0.1	0.2	0.0	0.3	0.2	0.2	0.6	0.3	0.6	0.7	0.6	1.7	1.1	1.5	1.5	St. Catharines-Niagara*
St. John*	1.6	1.5	2.4	1.1	3.3	3.4	3.9	4.6	3.4	3.2	2.2	0.5	1.5	1.9	2.5	3.1	4.5	9.3	7.1	St. John*
St. John's*	0.1	0.3	0.2	0.4	0.1	0.2	0.7	0.2	1.1	1.7	1.3	1.4	1.6	0.5	1.2	1.2	0.4	1.9	1.4	St. John's*
Sarnia	0.0	0.0	0.0	0.5	0.3	0.0	0.4	1.2	0.7	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.1	1.4	0.1	Sarnia
Saskatoon*	0.2	1.5	0.7	0.5	0.0	0.9	0.2	2.1	0.3	0.5	1.4	0.9	1.1	2.4	1.3	1.3	0.6	0.4	0.2	Saskatoon*
Sault Ste. Marie	1.8	0.8	1.0	0.1	1.3	2.1	0.4	1.4	0.5	0.2	0.7	0.2	0.4	0.1	0.5	0.9	0.0	0.1	0.1	Sault Ste. Marie
Sherbrooke*	***	***	***	0.0	0.1	0.1	0.1	1.5	0.2	2.2	2.7	5.0	3.3	4.7	3.2	6.1	3.2	2.9	3.3	Sherbrooke*
Sudbury*	0.1	0.3	0.3	0.0	0.7	0.2	0.2	0.3	0.1	0.4	0.0	0.0	0.0	0.1	0.2	0.3	0.5	1.5	1.1	Sudbury*
Thunder Bay*	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.4	0.1	0.2	0.7	0.0	0.0	0.0	0.1	0.4	0.4	0.2	0.2	Thunder Bay*
Toronto*	0.7	0.8	0.8	0.7	0.6	0.1	0.2	0.0	0.0	0.1	0.0	0.1	0.2	0.2	0.6	1.2	1.1	1.0	0.6	Toronto*
Trois Rivieres*	0.3	0.1	0.1	0.3	0.0	0.4	1.1	1.1	1.7	2.4	2.0	1.9	0.9	2.1	4.4	6.1	3.1	3.3	3.2	Trois Rivieres*
Vancouver*	0.5	1.7	0.8	1.1	0.4	0.4	0.9	0.4	0.5	0.4	0.2	0.2	0.2	0.5	0.7	0.4	0.5	0.2	0.2	Vancouver*
Victoria*	0.4	0.3	0.2	0.7	0.9	0.7	0.6	0.1	0.9	0.3	0.2	0.1	0.0	0.3	0.4	0.6	0.5	0.7	1.2	Victoria*
Windsor*	1.3	1.6	0.7	0.5	0.6	0.5	0.6	0.1	0.4	0.1	0.7	0.8	0.7	0.7	1.2	1.8	1.2	2.0	1.1	Windsor*
Winnipeg*	1.0	1.1	0.6	0.8	0.9	1.0	0.8	1.2	1.8	2.4	2.5	3.8	3.8	3.7	4.4	5.2	5.7	4.6	5.0	Winnipeg*
TOTAL (CMA's only)	1.3	1.6	1.5	1.3	1.3	1.2	0.9	0.9	1.1	1.0	1.1	1.1	1.4	1.3	1.5	2.1	2.0	2.0	1.7	TOTAL (CMA's only)

*Census Metropolitan Areas (CMA'S)
*** Data Not Available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY/ PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991	1992	1993	1994	1995	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	OCT	OCT	OCT	
Barrie	0.0	0.1	0.0	0.2	0.4	0.0	0.1	0.2	1.7	0.2	0.0	0.2	1.8	2.5	4.0	3.1	2.5	1.0	0.7	Barrie
Belleville	***	***	***	***	***	***	1.1	0.9	1.2	1.0	0.9	0.4	1.0	1.1	2.0	1.3	2.4	3.3	3.8	Belleville
Brantford	1.9	1.3	0.9	0.6	0.4	0.3	0.1	0.1	0.3	0.3	0.4	0.3	0.7	0.7	1.5	2.1	3.4	2.7	2.5	Brantford
Calgary*	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	2.0	3.8	5.1	5.3	4.8	3.4	Calgary*
Chicoutimi-Jonquiere*	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	4.7	4.2	5.7	5.5	5.3	5.5	Chicoutimi-Jonquiere*
Cornwall	0.5	0.5	0.8	1.6	0.9	0.8	0.6	1.3	1.0	2.2	1.5	2.3	2.4	3.0	3.9	3.7	3.1	4.0	7.1	Cornwall
Edmonton*	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	2.0	3.5	3.8	6.1	8.7	10.0	Edmonton*
Guelph	0.3	0.2	0.8	0.2	0.5	0.2	0.0	0.2	0.1	0.1	0.0	0.1	0.2	1.0	0.3	2.2	2.2	1.5	1.1	Guelph
Halifax*	0.8	0.4	0.7	0.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	3.9	4.3	6.5	7.0	7.3	7.9	Halifax*
Hamilton*	0.8	0.7	0.5	0.5	0.7	0.6	0.2	0.5	0.4	0.5	0.4	0.4	0.7	1.1	1.3	2.2	2.9	2.5	2.1	Hamilton*
Kingston	0.2	0.1	0.6	1.1	1.5	1.2	1.5	1.0	1.1	0.4	0.8	0.3	0.8	0.8	1.2	1.7	2.5	2.6	2.7	Kingston
Kitchener*	0.6	0.6	0.4	0.4	0.4	0.2	0.4	0.2	0.4	0.4	0.5	0.5	1.2	1.3	4.4	4.0	4.0	2.5	2.0	Kitchener*
London*	2.2	1.0	0.9	0.4	0.6	0.6	0.9	0.9	0.8	1.9	2.8	2.5	2.9	2.6	3.7	3.2	3.5	3.6	3.8	London*
Montreal*	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	5.6	5.3	7.8	7.6	6.9	6.2	Montreal*
North Bay	0.4	0.2	0.3	0.1	0.2	0.5	0.8	0.3	0.3	1.0	1.1	0.4	1.2	0.1	0.6	1.8	3.8	2.2	3.1	North Bay
Oshawa*	1.3	0.3	0.1	0.1	0.2	0.2	0.1	0.3	0.2	0.3	0.2	0.6	1.2	1.3	3.1	5.1	4.0	2.7	2.0	Oshawa*
Ottawa-Hull*	0.3	0.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	1.1	1.7	1.6	2.1	3.0	4.0	Ottawa-Hull*
Ottawa*	0.2	0.3	0.8	0.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	0.4	0.9	1.2	1.5	2.3	3.3	Ottawa*
Hull*	0.6	0.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	3.8	4.8	3.4	4.5	5.8	7.2	Hull*
Peterborough	0.3	0.3	0.4	0.3	1.2	0.9	0.9	0.4	2.5	1.7	1.7	0.9	1.3	1.8	2.0	2.4	3.8	3.5	2.4	Peterborough
Quebec City*	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	5.3	4.1	6.1	5.3	6.5	5.6	Quebec City*
Regina*	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	4.4	4.8	3.1	3.1	2.7	1.7	Regina*
St. Catharines-Niagara*	0.9	0.8	0.6	0.3	0.6	0.7	0.9	0.5	1.0	0.8	1.0	0.7	1.4	1.7	2.2	3.0	4.0	4.5	4.0	St.
St. John*	3.8	3.8	3.8	2.5	4.6	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	2.9	3.8	5.5	6.0	8.1	8.2	St. John*
St. John's*	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	1.3	4.0	4.5	7.5	6.0	9.2	St. John's*
Sarnia	3.1	2.6	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6	2.3	2.3	2.5	2.2	2.3	3.7	5.4	6.6	7.0	Sarnia
Saskatoon*	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	6.9	7.3	4.0	2.4	1.7	0.9	Saskatoon*
Sault Ste. Marie	2.1	1.3	1.4	0.8	1.7	3.8	3.7	2.3	0.5	0.3	0.3	0.2	0.6	0.7	1.3	1.6	1.7	1.7	2.2	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.4	6.1	6.0	7.9	7.1	8.9	7.3	9.9	9.1	9.6	7.7	7.9	6.4	Sherbrooke*
Sudbury*	0.7	0.6	0.8	0.5	0.9	0.7	0.8	0.8	0.9	0.4	0.6	0.2	0.4	0.5	0.8	2.2	2.7	3.3	4.1	Sudbury*
Thunder Bay*	1.0	0.3	0.3	0.4	0.7	1.6	2.2	1.6	1.5	0.9	1.2	0.4	0.9	0.6	0.8	1.7	1.7	2.6	3.9	Thunder Bay*
Toronto*	0.8	0.6	0.6	0.4	0.4	0.1	0.2	0.1	0.2	0.1	0.2	0.3	0.6	0.7	1.3	1.8	1.7	1.1	0.7	Toronto*
Trois Rivieres*	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	7.2	7.1	7.2	6.3	7.0	7.1	Trois Rivieres*
Vancouver*	2.1	2.1	2.6	2.1	0.8	0.9	2.1	1.0	0.9	0.4	0.4	0.4	0.8	0.8	2.0	1.4	1.0	0.7	1.0	Vancouver*
Victoria*	3.5	2.1	3.0	1.8	2.3	0.6	1.0	0.3	1.0	0.3	0.6	0.2	0.7	0.3	1.3	1.4	1.6	1.8	3.2	Victoria*
Windsor*	1.1	0.9	0.7	0.7	0.5	0.8	1.0	0.5	0.9	0.6	0.9	0.9	1.8	1.8	3.0	2.6	2.0	1.7	1.5	Windsor*
Winnipeg*	1.0	0.8	0.8	0.9	1.1	1.5	1.8	2.5	2.7	3.9	4.2	6.0	5.3	5.9	3.5	5.9	5.8	5.4	5.2	Winnipeg*
TOTAL (CMA's only)	2.5	2.1	1.9	1.4	1.4	1.6	1.8	2.2	2.5	2.3	2.3	2.5	2.7	3.0	3.4	4.3	4.3	4.1	3.8	TOTAL (CMA's

*Census Metropolitan Areas (CMA'S)

*** Data Not Available

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April 1995

Barrie Office

RENTAL MARKET REPORT

NHA 6231

HIGHLIGHTS OF THE APRIL 1995 RENTAL MARKET SURVEY
Barrie Office Territory

- Higher interest rates increased rental demand as potential home buyers awaited interest rate relief in the Barrie Office Territory. For private row and apartments in structures with 3 or more units, the April 1995 rates were:

    - 1.8% in the Barrie CA;
    - 1.4% in Bracebridge;
    - 2.0% in the Collingwood CA;
    - 10.3% in Gravenhurst;
    - 5.2% in Huntsville;
    - 4.8% in the Midland CA; and
    - 2.0% in the Orillia CA.

- The 1.8% rate in the Barrie CA is up from 1.6% in October 1994, but down from 2.8% in April 1994.

- There are no rental units currently under construction in the Barrie Office Territory

- The vacancy rate in the Barrie CA is expected to decline to 1.2% in October 1995.

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CMHC RENTAL MARKET SURVEY — BARRIE OFFICE TERRITORY
April 1995

We are pleased to provide you with the results of our semi-annual rental market survey for the Barrie Office Territory. In addition to the Barrie, Midland, Collingwood, and Orillia Census Agglomerations (CAs), the survey includes Bracebridge, Gravenhurst and Huntsville.

The rental universe includes buildings with three or more self-contained units and row structures. During the April 1995 survey, only privately initiated units were surveyed. Only vacancy rate information is collected in the April survey. Rents are recorded annually during the October survey.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Robert Genier, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 7031.

Barrett

Pat Barrett
Manager
Barrie Local Office

VACANCY RESULTS

Demand for rental housing increased as higher mortgage rates delayed home buying for many in the Barrie Census Agglomeration (CA). As a result, the vacancy rate dropped to 1.8% in April down from the 2.8% recorded a year earlier. Stated differently, this vacancy rate means that 18 out of every 1,000 row and apartment structures with 3 units or more were vacant and available for rent.

Interest rates continue to be the driving force in determining the level of housing activity. In late '93 and early '94, record low mortgage rates enabled many new households and existing renters to acquire their first home. However, interest rates increased in the spring of 1994 and again in the winter of 94/95. Affordability was reduced through higher debt service payments. As a result, many potential homeowners remained on the sideline awaiting lower mortgage rates. This led to greater rental demand and consequently a lower vacancy rate.

This effect can be viewed by examining vacancy rate by bedroom type. As would be expected, future home owners tend to occupy larger bedroom types. Shifting out of rental units to homeownership slowed, causing the vacancy rate to drop. In 1 bedrooms the rate fell from 3.1% to 1.5% from a year earlier. Similarly for 2 bedrooms, the rate dropped from 2.5% to 1.8% and 3 bedrooms from 3.4% down to 1.3%.

The vacancy rate has actually increased from the 1.6% recorded in the October 1994 survey. This can be attributed however to the usual outflow of community college students leaving in the spring. This is reflected in a 6.6% vacancy rate recorded in bachelor units.

In addition to the Barrie CA, tighter rental markets were found in Bracebridge, Collingwood CA, Huntsville, and the Orillia CA. Only Gravenhurst and Midland experienced a higher vacancy rate.

VACANCY RATES
ALL PRIVATE ROW AND APARTMENTS
BARRIE OFFICE

LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	VACANT UNITS	SIZE OF UNIVERSE
Barrie CA	3.0	1.8	2.8	1.6	1.8	65	3641
Bracebridge	1.1	4.4	4.5	5.2	1.4	4	278
Collingwood CA	7.4	5.1	4.9	4.8	2.0	13	670
Gravenhurst	9.6	14.1	9.2	8.3	10.3	24	232
Huntsville	5.0	7.7	8.7	8.4	5.2	17	324
Midland CA	6.5	5.7	4.8	3.7	4.8	57	1194
Orillia CA	7.7	4.5	4.8	2.5	2.0	37	1853

STARTS AND COMPLETIONS ACTIVITY

With federal and provincial governments reducing their expenditures, new assisted housing has been directly affected. From 1992 until the present, there have been 751 assisted units completed in the Barrie Office Territory. However, all of these units were completed prior to 1994, confirming the trend towards a tighter fiscal environment. In addition, there is presently no ongoing construction activity in the assisted sector.

Similarly private rental construction activity has been muted. From 1992 until the present there were 53 private rental completions. Again, only negligible activity was recorded during the past year. With expectations of flat real estate prices, builders are not enticed to invest in new rental buildings.

With subdued growth of new assisted and private rental units for the Barrie Office Territory, a tighter rental market will exist in the short term. The degree to which vacancy rates will drop is dependent upon other factors as discussed in the next section.

HOUSING COMPLETIONS BY TENURE
BARRIE OFFICE, 1992-1995

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
BARRIE CA	JANUARY-DECEMBER 1992	1252	4	20	123	1399
	JANUARY-DECEMBER 1993	838	42	0	170	1050
	JANUARY-DECEMBER 1994	732	0	27	0	759
	JANUARY-APRIL 1995	138	0	0	0	138
BRACEBRIDGE	JANUARY-DECEMBER 1992	83	0	0	30	113
	JANUARY-DECEMBER 1993	54	68	0	0	122
	JANUARY-DECEMBER 1994	51	0	0	0	51
	JANUARY-APRIL 1995	12	0	0	0	12
COLLINGWOOD	JANUARY-DECEMBER 1992	44	0	0	80	124
	JANUARY-DECEMBER 1993	40	6	0	0	46
	JANUARY-DECEMBER 1994	34	0	0	0	34
	JANUARY-APRIL 1995	16	9	0	0	25
GRAVENHURST	JANUARY-DECEMBER 1992	26	0	0	0	26
	JANUARY-DECEMBER 1993	29	0	0	31	60
	JANUARY-DECEMBER 1994	33	0	0	0	33
	JANUARY-APRIL 1995	0	0	0	0	0
HUNTSVILLE	JANUARY-DECEMBER 1992	163	0	0	54	217
	JANUARY-DECEMBER 1993	73	0	0	0	73
	JANUARY-DECEMBER 1994	78	0	0	0	78
	JANUARY-APRIL 1995	59	0	0	0	59
MIDLAND CA	JANUARY-DECEMBER 1992	219	2	2	40	263
	JANUARY-DECEMBER 1993	169	0	0	0	169
	JANUARY-DECEMBER 1994	196	0	0	0	196
	JANUARY-APRIL 1995	34	0	0	0	34
ORILLIA CA	JANUARY-DECEMBER 1992	239	4	3	80	326
	JANUARY-DECEMBER 1993	90	56	0	143	289
	JANUARY-DECEMBER 1994	113	0	0	0	113
	JANUARY-APRIL 1995	50	0	1	0	51

HOUSING STARTS BY TENURE
BARRIE OFFICE, 1992-1995

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
BARRIE CA	JANUARY-DECEMBER 1992	870	46	20	170	1106
	JANUARY-DECEMBER 1993	845	0	0	0	845
	JANUARY-DECEMBER 1994	736	0	23	0	759
	JANUARY-APRIL 1995	55	0	0	0	55
BRACEBRIDGE	JANUARY-DECEMBER 1992	78	0	0	0	78
	JANUARY-DECEMBER 1993	46	0	0	0	46
	JANUARY-DECEMBER 1994	54	0	0	0	54
	JANUARY-APRIL 1995	8	0	0	0	8
COLLINGWOOD	JANUARY-DECEMBER 1992	41	0	0	0	41
	JANUARY-DECEMBER 1993	31	30	0	0	61
	JANUARY-DECEMBER 1994	45	48	0	0	93
	JANUARY-APRIL 1995	5	0	0	0	5
GRAVENHURST	JANUARY-DECEMBER 1992	25	0	0	31	56
	JANUARY-DECEMBER 1993	36	0	0	40	76
	JANUARY-DECEMBER 1994	28	0	0	0	28
	JANUARY-APRIL 1995	1	0	0	0	1
HUNTSVILLE	JANUARY-DECEMBER 1992	80	0	0	0	80
	JANUARY-DECEMBER 1993	104	0	0	0	104
	JANUARY-DECEMBER 1994	102	0	0	0	102
	JANUARY-APRIL 1995	8	0	0	0	8
MIDLAND CA	JANUARY-DECEMBER 1992	235	2	2	0	239
	JANUARY-DECEMBER 1993	155	0	0	0	155
	JANUARY-DECEMBER 1994	159	32	0	0	191
	JANUARY-APRIL 1995	13	0	0	0	13
ORILLIA CA	JANUARY-DECEMBER 1992	114	4	3	147	268
	JANUARY-DECEMBER 1993	118	56	0	0	174
	JANUARY-DECEMBER 1994	124	0	1	0	125
	JANUARY-APRIL 1995	18	0	0	0	18

THE ECONOMY

Solid economic growth and employment gains were finally realized in 1994. A more favourable exchange rate and the delayed effects of lower interest rates induced this much anticipated rebound. The manufacturing sector fared better than the service sector due to enhanced US demand for our cheaper products. Barrie's solid manufacturing base ensured a healthy economy. For Economic Region 540 (which includes Barrie, Dufferin County, Wellington County, Simcoe County & the Regional Municipality Of Waterloo) employment improved from 467,000 to 482,000, lowering the Unemployment rate to 8.1%, from 9.6% recorded a year earlier.

However, rising interest rates in the spring of 1994 and again in the winter of 94/95, combined with a sluggish US economy, has dampened the economic recovery in early 1995. Given a decrease in demand for our exports, growth in Barrie's industrial sector has softened.

Barrie's housing market has also been negatively affected by the rate hikes of late 1994. Although resale markets traditionally peak in the spring, Barrie experienced a 36% dropped in resales accompanied by a 4% drop in average resale price (see chart). Although employment growth has waned, rental demand has been bolstered by this slowdown in homebuying.

Barrie & District Home Sales (January-April)

	Sales	Avg. Price
1992	816	137,396
1993	691	133,970
1994	845	135,939
1995	539	130,285

Source: CREA

Recently, interest rates have begun to ease and are expected to drop further throughout the latter part of 1995. As a result, homebuying activity will increase shifting some demand away from rentals. Lower rates should also increase employment moderately to 492,000, lowering the unemployment rate to 7.6%. As a consequence, more rental households will be formed. This will partially offset the declines from those shifting to homeownership.

OUTLOOK

For October 1995, it is expected that the vacancy rate in the Barrie CA will fall to 1.2%. The factors contributing to a lower vacancy rate will include:

- A fixed rental supply in the short term due to an absence of construction activity;
- Lower interest rates will shift renters to home-ownership. However rental demand will increase from additional household formation caused by modest employment gains;
- Barrie experiences a tighter rental market in the fall, caused by the in-migration of community college students.

VACANCY RESULTS ACROSS CANADA

The vacancy rate in Canadian Census Metropolitan Areas (CMA) for privately-initiated apartment structures fell from 4.6% in October 1994 to 4.2% in April 1995. It is the lowest such rate since April 1991 when it reached 3.8%. Of the 27 CMA's across the country, 14 centres recorded lower vacancy rates in April. Generally, the Atlantic and Quebec Regions experienced the highest vacancy rates. However, the highest vacancy rate amongst CMA was recorded in Edmonton (10.2%) and the lowest was found in Toronto (1.0%).

In smaller urban centres in Ontario, the Barrie CA recorded the lowest vacancy rate for private apartments (1.7%). Areas in and around the Golden Horseshoe were slightly higher including Guelph (2.1%), Brantford (4.0%) and Kingston (4.0%). More remote areas experienced higher vacancy rates such as North Bay (7.2%) and Sarnia (8.5%).

The vacancy rate of all CMA's in Canada in April 1995, ranked from lowest to highest, are listed below:

Vacancy Rates For Privately Initiated Structures Three Units and Over

	APR 94	OCT 94	APR 95
Toronto	1.8%	1.2%	**1.0%**
Vancouver	1.4%	0.8%	**1.3%**
Windsor	2.6%	1.6%	**1.3%**
Saskatoon	4.0%	1.8%	**2.3%**
Hamilton	2.7%	2.4%	**2.4%**
Kitchener	4.2%	2.8%	**2.6%**
Oshawa	4.1%	3.4%	**2.6%**
Regina	4.1%	3.2%	**3.3%**
Ottawa	2.5%	2.6%	**3.4%**
London	4.7%	4.1%	**3.9%**
Victoria	3.0%	1.9%	**4.1%**
Calgary	6.3%	5.1%	**4.6%**
Winnipeg	5.4%	5.6%	**4.7%**
St. Catharines-Niagara	6.0%	5.8%	**4.9%**
Chicoutimi-Jonquiere	5.3%	6.3%	**5.5%**
Hull	4.7%	6.6%	**5.6%**
Québec	5.7%	6.9%	**5.6%**
Montréal	6.4%	6.8%	**5.8%**
Sudbury	5.1%	4.3%	**6.2%**
Sherbrooke	6.2%	8.0%	**6.2%**
Thunder Bay	4.4%	4.1%	**6.4%**
Halifax	7.2%	7.2%	**7.2%**
Trois Rivieres	6.3%	7.4%	**7.3%**
Saint John	8.7%	8.0%	**8.8%**
St. John's	10.6%	7.1%	**9.1%**
Edmonton	9.1%	8.9%	**10.2%**
All CMA's in Canada	**4.6%**	**4.6%**	**4.2%**

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented on a private basis; and
- structures with less than three rented units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately understand the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing 3 or more units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Agglomerations (CAs), are designated for Census purposes and consist of smaller urban areas centred on an urbanized core with a population of at least 10,000 persons at the time of the previous Census. The extent of the area is largely defined using labour market criteria and includes a central city and surrounding areas that are closely linked to it.

In this survey, the 1991 Census boundaries as defined by Statistics Canada, have been used.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1993 survey, 1991 Census boundaries, as defined by Statistics Canada, are used.

The Rental Market Survey enumeration for the Barrie Office Territory is performed by trained individuals who, on average, survey about 100 projects each over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch Office. The data is then analyzed by CMHC's National Office, who undertake appropriate weighting and editing. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. In addition, average rents have been calculated by structure size, geographic area, and number of bedrooms for both vacant and occupied units. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Robert Genier, Market Analyst at the Toronto Branch at 416-781-2451, Ext. 7031.

*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis.

The following reports are published locally across Canada and are currently offered free of charge. For information on the Toronto, Oshawa, Barrie area, and Peterborough area, please contact Bev Doucette at 416-789-8708. For reports on areas across Canada, contact the appropriate CMHC office.

LOCAL HOUSING MARKET REPORT

Produced by local market analysts, this report summarizes, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

RENTAL MARKET REPORT

This report provides current vacancy and rent statistics on a semi-annual basis of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent.

REAL ESTATE FORECAST

Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

BUILDERS' FORECAST

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

RETIREMENT HOME SURVEY

A report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, and new construction of retirement homes are summarized annually. ($15.00)

CONDOMINIUM STUDY

The Condominium Study is produced annually as a supplement to the Rental Market Survey. A sample of condominium buildings are surveyed to determine the breakdown of renter-occupied and owner-occupied units, vacancy rates, and the supply available for sale or rent. The study is prepared for the Toronto CMA and information is reported by regional municipality only.

CMHC subscribes to the sustainable development theme of the federal government. Quantities of our publications are limited to market demand; updates are produced only when required; and recycled or environmentally-friendly stock and environmentally-safe inks are used wherever possible.

VACANCY SUMMARY TABLES

SUMMARY RESULTS, BACHELOR UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, APRIL 1995

	PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	# VACANT UNITS	SIZE OF UNIVERSE
Barrie CA	5.2	6.9	2.7	2.6	6.6	8	115
Bracebridge	0.0	0.0	0.0	0.0	8.3	1	12
Collingwood CA	0.0	4.5	9.1	0.0	0.0	0	45
Gravenhurst	57.1	46.2	25.0	12.5	6.7	1	15
Huntsville	14.3	31.8	27.3	22.0	22.7	5	22
Midland CA	2.7	12.5	2.7	11.2	10.0	4	40
Orillia CA	4.7	1.9	5.5	3.9	2.7	3	110

* Sample too small or not available
NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 1-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, APRIL 1995

	PREVIOUS VACANCY RATES				APRIL 1995		
LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	VACANT UNITS	SIZE OF UNIVERSE
Barrie CA	3.3	1.6	3.1	1.3	1.5	16	1077
Bracebridge	0.0	4.7	3.0	2.7	2.7	2	73
Collingwood CA	8.2	3.6	8.2	3.8	1.9	5	265
Gravenhurst	13.4	9.3	15.4	10.8	20.3	14	69
Huntsville	4.1	4.6	4.1	5.1	3.9	5	128
Midland CA	9.8	3.9	6.5	5.4	8.2	31	378
Orillia CA	6.4	3.0	4.6	3.3	3.1	18	581

* Sample too small or not available
NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, APRIL 1995

	PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	VACANT UNITS	SIZE OF UNIVERSE
Barrie CA	3.3	1.6	2.5	1.7	1.8	34	1878
Bracebridge	1.8	4.7	6.0	6.0	0.6	1	173
Collingwood CA	4.8	3.6	5.4	2.0	2.2	7	329
Gravenhurst	3.6	9.3	5.8	7.1	6.3	9	144
Huntsville	5.0	4.6	10.6	9.6	3.2	5	157
Midland CA	5.9	3.9	4.4	2.6	3.0	20	662
Orillia CA	7.0	3.0	4.0	1.3	1.8	16	871

* Sample too small or not available
NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 3-BEDROOM UN ITS
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, APRIL 1995

	PREVIOUS VACANCY RATESS				APRIL 1995 SUMMARY		
LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	VACANT UNITS	SIZE OF UNIVERSE
Barrie CA	1.4	1.7	3.4	1.6	1.3	7	567
Bracebridge	0.0	5.3	0.0	10.4	0.0	0	20
Collingwood CA	22.7	9.5	0.0	24.8	3.4	1	29
Gravenhurst	0.0	0.0	0.0	0.0	0.0	0	4
Huntsville	0.0	13.3	0.0	0.0	11.8	2	17
Midland CA	0.9	1.7	1.8	1.8	1.8	2	113
Orillia CA	13.0	12.3	7.5	3.8	0.0	0	286

* Sample too small or not available
NOTE: Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+,3+,AND ROW)
BARRIE OFFICE, APRIL 1995

LOCATION	6+ APT VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ APT VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE
Barrie CA	37	2876	1.3	55	3271	1.7	10	370	2.7	65	3641	1.8
Bracebridge	4	233	1.7	4	270	1.5	*	*	*	4	278	1.4
Collingwood CA	3	513	0.6	13	659	2.0	*	*	*	13	670	2.0
Gravenhurst	23	190	12.1	24	214	11.2	*	*	*	24	232	10.3
Huntsville	14	217	6.5	17	305	5.6	0	19	0.0	17	324	5.2
Midland CA	34	899	3.8	57	1144	5.0	*	*	*	57	1194	4.8
Orillia CA	29	1087	2.7	37	1598	2.3	0	255	0.0	37	1853	2.0

VACANCY RATES BY BEDROOM TYPE
ALL PRIVATE ROWS AND APARTMENTS
BARRIE OFFICE, APRIL 1995

LOCATION	BACHELOR	-BEDROOM	-BEDROOM	-BEDROOM	ALL TYPES
Barrie CA	6.6	1.5	1.8	1.3	1.8
Bracebridge	8.3	2.7	0.6	0.0	1.4
Collingwood CA	0.0	1.9	2.2	3.4	2.0
Gravenhurst	6.7	20.3	6.3	0.0	10.3
Huntsville	22.7	3.9	3.2	11.8	5.2
Midland CA	10.0	8.2	3.0	1.8	4.8
Orillia CA	2.7	3.1	1.8	0.0	2.0

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JANUARY 1995
APRIL 1995

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	NIVERSE	# VACANT	VACANCY RATE	NIVERSE	# VACANT	VACANCY RATE	NIVERSE	# VACANT	VACANCY RATE
Hamilton CMA *	40702	863	2.1	43115	1043	2.4	3142	25	0.8
Kitchener CMA *	24978	652	2.6	26183	693	2.6	4147	187	4.5
London CMA *	36336	1385	3.8	39820	1570	3.9	4740	115	2.4
Oshawa CMA *	10479	252	2.4	11128	287	2.6	1708	48	2.8
Ottawa CMA (Ontario Part) *	56948	1935	3.4	60925	2082	3.4	9533	142	1.5
St. Catharines CMA *	13798	650	4.7	16573	811	4.9	1030	51	5.0
Sudbury CMA *	8532	497	5.8	10763	663	6.2	1045	38	3.6
Thunder Bay CMA *	4394	262	6.0	5391	346	6.4	227	27	11.9
Toronto CMA *	285870	2729	1.0	297213	3077	1.0	8677	102	1.2
Windsor CMA *	12798	145	1.1	14692	198	1.3	699	5	0.7
Sub-Total CMAs	**494835**	**9370**	**1.9**	**525803**	**10770**	**2.0**	**34948**	**740**	**2.1**
CAs 50,000+ Population									
Barrie CA *	2876	37	1.3	3271	55	1.7	370	10	2.7
Belleville CA *	5213	220	4.2	5944	263	4.4	111	7	6.3
Brantford CA *	3711	147	4.0	4563	184	4.0	744	11	1.5
Cornwall CA *	2159	126	5.9	3497	207	5.9	39	0	0.0
Guelph CA *	6392	137	2.1	6755	143	2.1	1246	8	0.6
Kingston CA *	9618	366	3.8	11220	444	4.0	316	24	7.6
North Bay CA *	2348	164	7.0	3301	238	7.2	539	33	6.1
Peterborough CA *	4064	175	4.3	5026	235	4.7	443	13	2.9
Sarnia CA *	4980	423	8.5	5474	464	8.5	1077	84	7.8
Sault Ste. Marie CA *	4003	86	2.1	4799	112	2.3	211	3	1.4
Sub-Total CAs 50,000+	**45364**	**1881**	**4.1**	**53850**	**2346**	**4.4**	**5096**	**193**	**3.8**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JANUARY 1995
APRIL 1995

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CAs and CENTRES 10,000 to 50,000 Population	NIVERSE	# VACANT	VACANCY RATE	NIVERSE	# VACANT	VACANCY RATE	NIVERSE	# VACANT	VACANCY RATE
Bracebridge Town	233	4	1.7	270	4	1.5	**	**	**
Brockville CA	2043	66	3.2	2357	74	3.1	46	2	4.3
Chatham CA *	2863	76	2.7	3889	97	2.5	96	0	0.0
Cobourg CA	783	22	2.8	832	25	3.0	27	0	0.0
Collingwood CA	513	3	0.6	659	13	2.0	**	**	**
Dunnville Town	67	0	0.0	82	0	0.0	**	**	**
Elliot Lake CA	1273	159	12.5	1289	166	12.9	243	52	21.4
Haileybury CA	203	10	4.9	382	20	5.2	**	**	**
Haldimand Town	287	3	1.0	318	4	1.3	**	**	**
Hawkesbury CA	421	17	4.1	644	25	3.8	**	**	**
Huntsville Town	217	14	6.5	305	17	5.6	19	0	0.0
Kapuskasing CA	325	17	5.1	617	31	5.0	**	**	**
Kenora CA	201	1	0.5	298	1	0.3	**	**	**
Kirkland Lake CA	457	83	18.1	917	142	15.5	**	**	**
Leamington CA *	1176	64	5.4	1271	69	5.4	37	1	2.7
Lindsay CA	1098	22	2.0	1362	35	2.6	**	**	**
Midland CA	899	34	3.8	1144	57	5.0	50	0	0.0
Nanticoke City	106	7	6.6	150	12	8.3	**	**	**
Orillia CA	1087	29	2.7	1598	37	2.3	255	0	0.0
Owen Sound CA	1420	69	4.9	1858	107	5.7	28	2	7.1
Pembroke CA (Ontario Part)	698	28	4.1	937	34	3.7	28	0	0.0
Port Hope Town	312	22	7.2	320	22	7.0	**	**	**
Simcoe CA	359	10	2.8	543	13	2.3	34	0	0.0
Stratford CA	1873	63	3.4	2099	69	3.3	156	2	1.3
Strathroy Town	351	28	8.0	422	29	6.9	54	0	0.0
Tillsonburg CA	765	19	2.5	884	29	3.2	51	0	0.0
Timmins CA	979	42	4.3	1650	87	5.3	171	6	3.5
Wallaceburg CA	383	15	3.9	471	18	3.8	97	4	4.1
Woodstock CA *	1713	71	4.2	2017	87	4.3	769	39	5.1
Sub-Total CA's etc. 10,000 to 50,000 Population	**23105**	**998**	**4.3**	**29585**	**1324**	**4.5**	**2225**	**109**	**4.9**
Sub-Total All CAs etc.	**68469**	**2879**	**4.2**	**83435**	**3669**	**4.4**	**7321**	**302**	**4.1**
TOTAL Ontario	**563304**	**12249**	**2.2**	**609238**	**14438**	**2.4**	**42269**	**1042**	**2.5**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987
*Data may not add due to rounding

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER, PRIVATELY INITIATED, SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991		1992		1993		1994		1995	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	
Barrie	0.1	0.1	0.0	0.2	0.4	0.0	0.1	0.2	1.9	0.2	0.0	0.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	2.8	1.1	1.3	Barrie
Belleville	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	0.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	3.6	3.9	4.2	Belleville
Brantford	2.5	1.5	1.0	0.4	0.5	0.3	0.1	0.2	0.4	0.4	0.5	0.3	0.5	0.7	1.9	2.5	1.7	2.7	2.0	4.5	4.5	3.2	4.0	Brantford
Calgary*	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	6.2	5.0	4.6	Calgary*
Chicoutimi-Jonquiere*	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	5.4	6.9	5.7	Chicoutimi-Jonquiere*
Cornwall	1.0	0.6	1.2	2.8	1.3	1.2	0.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	3.9	5.2	5.9	Cornwall
Edmonton*	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	9.1	8.9	10.2	Edmonton*
Guelph	0.3	0.2	0.6	0.1	0.4	0.1	0.0	0.2	0.1	0.1	0.0	0.1	0.2	1.1	0.3	0.5	1.7	2.5	3.0	2.6	3.5	1.6	2.1	Guelph
Halifax*	0.9	0.4	0.7	0.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	7.3	7.3	7.3	Halifax*
Hamilton*	0.9	0.5	0.4	0.4	0.5	0.3	0.3	0.3	0.3	0.4	0.4	0.5	0.7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	2.4	2.1	2.1	Hamilton*
Kingston	0.1	0.1	0.7	1.3	1.8	1.3	1.7	1.1	1.2	0.4	0.9	0.3	0.9	0.8	1.1	1.6	2.5	1.8	3.3	2.5	3.2	3.0	3.8	Kingston
Kitchener*	0.7	0.6	0.4	0.4	0.4	0.2	0.4	0.2	0.5	0.4	0.5	0.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	4.2	2.8	2.6	Kitchener*
London*	2.4	1.0	0.9	0.4	0.5	0.7	1.0	1.0	0.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	4.7	3.9	3.8	London*
Montreal*	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	6.8	7.5	6.2	Montreal*
North Bay	0.5	0.3	0.4	0.2	0.3	0.7	1.1	0.4	0.4	1.4	1.5	0.4	1.7	0.1	0.8	0.7	3.5	2.6	7.2	5.8	8.2	3.5	7.0	North Bay
Oshawa*	1.5	0.3	0.1	0.1	0.2	0.2	0.1	0.3	0.3	0.4	0.2	0.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	4.0	3.3	2.4	Oshawa*
Ottawa-Hull*	0.3	0.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	3.1	3.5	3.9	Ottawa-Hull*
Ottawa*	0.3	0.3	0.9	0.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	0.5	1.1	0.7	1.3	1.3	1.7	1.8	2.6	2.6	3.4	Ottawa*
Hull*	0.7	0.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	5.2	6.9	6.0	Hull*
Peterborough	0.4	0.4	0.6	0.4	1.5	1.1	0.9	0.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	4.2	4.7	4.3	Peterborough
Quebec City*	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	5.9	7.1	5.6	Quebec City*
Regina*	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	4.2	3.1	3.1	Regina*
St Catharines-Niagara*	1.0	0.8	0.6	0.3	0.7	0.8	1.0	0.5	1.2	1.0	1.1	0.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	5.9	5.4	4.7	St. Catharines-Niagara*
St. John*	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	9.0	7.6	8.6	St. John*
St. John's*	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	9.1	10.4	6.9	9.1	St. John's*
Sarnia	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	7.7	7.4	8.5	Sarnia
Saskatoon*	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	4.0	1.8	2.2	Saskatoon*
Sault Ste. Marie	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	0.5	0.3	0.2	0.2	0.7	0.8	1.5	1.7	2.2	1.9	2.7	2.3	3.2	2.2	2.1	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	8.4	6.7	8.5	6.5	Sherbrooke*
Sudbury*	0.9	0.8	1.0	0.6	1.0	0.9	1.1	1.0	1.2	0.3	0.8	0.3	0.5	0.7	0.9	0.5	2.2	2.8	5.2	3.4	4.8	3.8	5.8	Sudbury*
Thunder Bay*	1.4	0.4	0.4	0.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	0.6	1.4	0.9	1.2	0.7	1.7	2.4	3.2	2.4	4.3	4.1	6.0	Thunder Bay*
Toronto*	0.8	0.6	0.5	0.4	0.3	0.1	0.1	0.1	0.2	0.2	0.2	0.3	0.7	0.9	1.5	1.7	1.9	2.0	2.0	1.9	1.8	1.2	1.0	Toronto*
Trois Rivieres*	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	6.6	7.8	7.5	Trois Rivieres*
Vancouver*	2.4	2.2	2.8	2.2	0.9	0.9	2.3	1.1	1.0	0.4	0.5	0.4	0.9	0.9	2.3	2.2	2.8	1.6	2.0	1.1	1.4	0.8	1.3	Vancouver*
Victoria*	3.7	2.2	3.3	1.9	2.4	0.6	1.1	0.4	1.0	0.3	0.7	0.2	0.7	0.3	1.4	0.8	2.7	1.5	2.0	1.8	3.1	1.9	4.2	Victoria*
Windsor*	1.0	0.7	0.7	0.7	0.5	1.0	1.1	0.7	1.1	0.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	2.2	1.5	1.1	Windsor*
Winnipeg*	1.0	0.8	0.9	0.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	5.6	4.6	Winnipeg*
TOTAL (CMA's only)	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	4.4	4.8	4.5	4.8	4.6	4.6	4.2	TOTAL (CMA's only)

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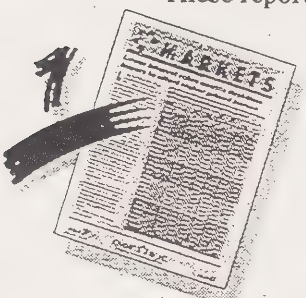

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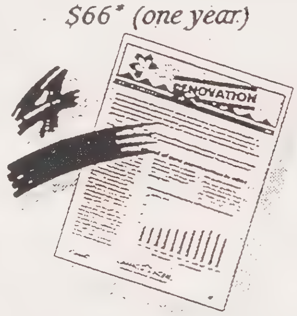

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